

## Kathleen Hammer

---

**From:** Jobe - CDOT, Jacquelyn <jacquelyn.jobe@state.co.us>  
**Sent:** Tuesday, December 15, 2020 2:14 PM  
**To:** Kathleen Hammer  
**Cc:** Richard Solomon - CDOT; Steven Loeffler - CDOT; Lovato - CDOT, Anthony; Kirk Allen  
**Subject:** Arapahoe County Land Development Code Proposed Amendment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Kathleen,

We received your request for comments concerning the Proposed Code Amendments in Arapahoe County regarding billboards. Please be advised that we have no objections to the proposed amendment changes.

If you need anything further, please do not hesitate to let us know.

Thank you.

--

Jacquelyn Jobe  
Technician III/Outdoor Advertising Coordinator  
Permits/Utilities/Traffic



P 303.512.4272 | F 303.757.9886

2829 W. Howard Place, 2nd Floor  
Denver, CO 80204

[jacquelyn.jobe@state.co.us](mailto:jacquelyn.jobe@state.co.us) | [www.coloradodot.info](http://www.coloradodot.info) | [www.cotrip.org](http://www.cotrip.org)

*The way to get started is to quit talking and begin doing.*  
*Walt Disney*

## Kathleen Hammer

---

**From:** Centennial Property Services <hoa@centps.com>  
**Sent:** Tuesday, December 15, 2020 1:52 PM  
**To:** Kathleen Hammer  
**Subject:** RE: Arapahoe County Land Dev. Code Proposed Amendment Referral - Billboards and Off-Premise Signs

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kat,

I am fine with these changes. I would like the county to enforce the political sign requirement of removing them 15 days after an election though.

Best Regards,

David Ariss  
Centennial Property Services, Inc  
303.400.8494

---

**From:** Kathleen Hammer <KHammer@arapahoegov.com>  
**Sent:** Tuesday, December 15, 2020 11:45 AM  
**To:** Kathleen Hammer <KHammer@arapahoegov.com>  
**Subject:** RE: Arapahoe County Land Dev. Code Proposed Amendment Referral - Billboards and Off-Premise Signs

Hello,

Please see the below message regarding a proposed Arapahoe County Land Development Code amendment. Thank you if you have already provided a response.

The proposed changes can also be accessed via the internet,  
<https://www.arapahoegov.com/1464/Proposed-Code-Amendments>

Thanks,  
Kat

**Kat Hammer**  
Arapahoe County Planner II

Arapahoe County Public Works and Development  
6924 South Lima Street  
Centennial CO, 80112  
Planning Department: 720.874.6666

Arapahoe County Public Works and Development Offices are open to the public by appointment only to ensure social distancing in accordance with the State's Safer at Home

Order. The County requires anyone visiting County Offices to wear a mask or facial covering while indoors.

I am working offsite, so email is the best way to reach me. Many County services can be accessed online and I encourage you to visit our website at <https://www.arapahoegov.com/519/Public-Works-and-Development> to learn more.

Please consider emailing us at [planning@arapahoegov.com](mailto:planning@arapahoegov.com), [presubmittals@arapahoegov.com](mailto:presubmittals@arapahoegov.com), or [landusesubmittals@arapahoegov.com](mailto:landusesubmittals@arapahoegov.com) as these email inboxes are monitored by several staff members. You may also call (720) 874-6650 to leave a message.

---

**From:** Kathleen Hammer <[KHammer@arapahoegov.com](mailto:KHammer@arapahoegov.com)>

**Sent:** Friday, November 20, 2020 1:52 PM

**To:** Kathleen Hammer <[KHammer@arapahoegov.com](mailto:KHammer@arapahoegov.com)>

**Subject:** Arapahoe County Land Dev. Code Proposed Amendment Referral - Billboards and Off-Premise Signs

"Hello,

I hope this message finds you well. You are receiving this message because the County has considered you or your agency as a stakeholder or interested party regarding a County-initiated Land Development Amendment related to billboards and off-premise signs.

Staff has prepared draft regulations which will prohibit any new billboards in unincorporated Arapahoe County. The draft regulations will also prohibit billboards proposed on land zoned or to be zoned for Planned Unit Developments. The proposed regulations will define what a Billboard is by the size of the sign and its proposed location relative to roads and highways without reference to the content of the sign. The draft regulations define billboards as any sign exceeding 48 square feet per sign face or a sign exceeding six feet in height and that is oriented towards a public road with an intent to advertise to travelers on such road.

The draft regulations would not allow billboards, Electronic Message Board (EMB) billboards or the conversion of old existing billboards to EMB billboards. The draft regulations also clarify that freestanding signs are not permitted as a primary use on a property. The draft regulations are attached to this email for your review.

Please review the draft regulations and provide a referral response by **December 21, 2020.**

The Planning Commission is schedule to review the draft regulations at a public hearing on December 1, 2020. The Board of County Commissioners is scheduled to review the draft regulations and make decision at a public hearing on January 5, 2021. The agendas for both of these public hearings can be found here closer to the meeting dates:

<https://www.arapahoegov.com/AgendaCenter/Search/?term=&CIDs=1,&startDate=&endDate=&dateRange=&dateSelector=>

**Please do not hesitate to contact me directly with any concerns or questions."**

Thanks,  
Kat

**Kat Hammer**

## Arapahoe County Planner II

Arapahoe County Public Works and Development  
6924 South Lima Street  
Centennial CO, 80112  
Planning Department: 720.874.6666

Arapahoe County Public Works and Development Offices are open to the public by appointment only to ensure social distancing in accordance with the State's Safer at Home Order. The County requires anyone visiting County Offices to wear a mask or facial covering while indoors.

I am working offsite, so email is the best way to reach me. Many County services can be accessed online and I encourage you to visit our website at <https://www.arapahoegov.com/519/Public-Works-and-Development> to learn more.

Please consider emailing us at [planning@arapahoegov.com](mailto:planning@arapahoegov.com), [presubmittals@arapahoegov.com](mailto:presubmittals@arapahoegov.com), or [landusesubmittals@arapahoegov.com](mailto:landusesubmittals@arapahoegov.com) as these email inboxes are monitored by several staff members. You may also call (720) 874-6650 to leave a message.

## CITY OF CHERRY HILLS VILLAGE

2450 E. Quincy Avenue  
Cherry Hills Village, CO 80113  
[www.cherryhillsvillage.com](http://www.cherryhillsvillage.com)

Village Center  
Telephone 303-789-2541  
FAX 303-761-9386

December 21, 2020

Kat Hammer, Planner II  
6924 S. Lima Street  
Centennial, CO 80112

RE: Billboard and Off-Premises Signage Code Amendment

Ms. Hammer,

Thank you for allowing the City of Cherry Hills Village to comment on the above-mentioned project. The City supports the County's proposed Code Amendment. Speaking generally, the proposed amendment will be a benefit to the residents of Arapahoe County.

If you have any questions, please reach out.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Workman", is displayed on a light blue rectangular background.

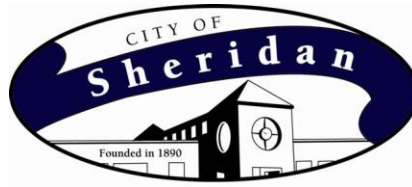
Paul Workman, Senior Planner  
[pworkman@cherryhillsvillage.com](mailto:pworkman@cherryhillsvillage.com)  
303.783.2729

Dear Kat,

Thank you for offering the City of Centennial the opportunity to review proposed changes to the Arapahoe County LDC regarding Billboards and Off-Premise Signs. We offer no additional comments at this time.

**Sincerely,**

**Michael Gradis, AICP | Senior Planner**  
**City of Centennial | Community Development**



*Community Development Department*

December 21, 2020

Arapahoe County Public Works and Development

**Attn: Kat Hammer**

6924 South Lima Street

Centennial, CO. 80112

Via email: [KHammer@arapahoegov.com](mailto:KHammer@arapahoegov.com);

**RE: Arapahoe County Code Amendment Concerning Billboards and Off-Premises Signs**

Dear Ms. Hammer,

Thank you for including the City of Sheridan as an interested party in the review of Arapahoe County's proposed changes to the above-referenced code amendment.

I have reviewed the proposed changes to the regulations governing billboards and would like to offer the City's enthusiastic support of these amendments. The City of Sheridan does not allow billboards within City limits either and we believe that these changes will help to better align our respective Codes on this topic and promote compatible development between the City and Arapahoe County.

If you have any additional questions or wish to include our agency in future correspondence we may be reached via the information below.

Sincerely,

A handwritten signature in cursive script that reads "Andrew Rogge".

Andrew Rogge

Senior Planner

[arogge@ci.sheridan.co.us](mailto:arogge@ci.sheridan.co.us)

303-438-3307



**Public Works and Development**

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**

***Referral Routing***

Case Number/Name: LDC19-002 Billboards and Off-Premise Signs Proposed Code Amendment  
Planner: Kat Hammer – khammer@arapahoegov.com  
Date sent: November 20, 2020  
Date to be returned: December 21, 2020

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	<b>COMMENTS</b>	<b>INSERT YOUR ORGANIZATION &amp; NAME/SIGNATURE</b>
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	<u>E-470 Public Highway Authority</u>
<input type="checkbox"/>	I Have the following comments to make related to the case:	

**Comments:** (responding by email, letter, or an email attachment is optional)



## Kathleen Hammer

---

**From:** Gary May <garym@mayfarms.com>  
**Sent:** Thursday, December 17, 2020 12:46 PM  
**To:** Kathleen Hammer  
**Cc:** Jeff Baker; Bill L. Holen; Nancy Jackson; Nancy Sharpe; Caitlyn Cahill; Jan Yeckes  
**Subject:** RE: Signage changes

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank You Kat,

When reviewing the responses to the Bill Board Questions, I did not see a definition of a Billboard. Did the initial solicitation include a definition?

When I think of a Bill Board I think of the large Bill Boards along I-70, if that's what the surveyors were thinking ... I agree. So the huge dislike for Bill Boards could be a single minded approach to only the large Bill Boards.

Please remember when looking at change in this area, people move here because they like the way it is without consideration for the individuals who have toiled to earn there space here. In other words "Now that I'm here, shut the gate".



---

**From:** Kathleen Hammer <KHammer@arapahoegov.com>  
**Sent:** Thursday, December 17, 2020 11:36 AM  
**To:** Gary May <garym@mayfarms.com>  
**Cc:** Jeff Baker <JBaker@arapahoegov.com>; Bill L. Holen <BHolen@arapahoegov.com>; Nancy Jackson <NJackson@arapahoegov.com>; Nancy Sharpe <NSharpe@arapahoegov.com>; Caitlyn Cahill <CCahill@arapahoegov.com>; Jan Yeckes <JYeckes@arapahoegov.com>  
**Subject:** RE: Signage changes

Hi Gary,

It was a pleasure speaking with you today. I appreciate your feedback regarding the proposed billboards and off-premise signs Land Development Code amendment. I have attached the results from a survey the County sent out to property owners adjacent to three proposed "billboard overlay corridors." I have also attached the associated staff report which provides more details regarding who received the survey.

I will include your comments for the record. To summarize, (please correct me if I am wrong) you do not have strong opposition to prohibiting billboards in the urban/more populated areas of unincorporated Arapahoe County but you believe the County should consider separate billboard and off-premise sign regulations for rural/less populated areas in unincorporated Arapahoe County.

Please review the attached documents and please reach out with any additional questions or concerns.

Thanks,  
Kat

**Kat Hammer**  
Arapahoe County Planner II

Arapahoe County Public Works and Development  
6924 South Lima Street  
Centennial CO, 80112  
Planning Department: 720.874.6666

Arapahoe County Public Works and Development Offices are open to the public by appointment only to ensure social distancing in accordance with the State's Safer at Home Order. The County requires anyone visiting County Offices to wear a mask or facial covering while indoors.

I am working offsite, so email is the best way to reach me. Many County services can be accessed online and I encourage you to visit our website at <https://www.arapahoegov.com/519/Public-Works-and-Development> to learn more.

Please consider emailing us at [planning@arapahoegov.com](mailto:planning@arapahoegov.com), [presubmittals@arapahoegov.com](mailto:presubmittals@arapahoegov.com), or [landusesubmittals@arapahoegov.com](mailto:landusesubmittals@arapahoegov.com) as these email inboxes are monitored by several staff members. You may also call (720) 874-6650 to leave a message.

---

**From:** Gary May <[garym@mayfarms.com](mailto:garym@mayfarms.com)>  
**Sent:** Wednesday, December 16, 2020 2:00 PM  
**To:** Kathleen Hammer <[KHammer@arapahoegov.com](mailto:KHammer@arapahoegov.com)>  
**Cc:** Jeff Baker <[JBaker@arapahoegov.com](mailto:JBaker@arapahoegov.com)>; Bill L. Holen <[BHolen@arapahoegov.com](mailto:BHolen@arapahoegov.com)>; Nancy Jackson <[NJackson@arapahoegov.com](mailto:NJackson@arapahoegov.com)>; Nancy Sharpe <[NSharpe@arapahoegov.com](mailto:NSharpe@arapahoegov.com)>  
**Subject:** Signage changes

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attn: Kat Hammer

I'm wondering what is prompting this change in the signage rules. In our area, a sign goes a long way, and in the far eastern part of Arapahoe County signage of commercial property generally aligns with the rural format. There could be

areas where an electronic sign could be intrusive but very few new signs here. So again I ask “What is prompting this change?” I’m apposed to any regulations that eliminate EMB that are within the guidelines of the SQ FT requirements. Lighting is a major part of a site plan and 15 years ago, lighting in this region of the County was used for customer ease and maintaining the rural view. Since that time, LED and Mercury Vapor Lights are everywhere. One major reason is for security. In an area where we used to leave the Keys in the Cars, we now need to bring Tractors in from the field at night.

It seems to me that the old regulations were strong enough . Any New Developments would need to be approved within the PUD.





**Public Works and Development**

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

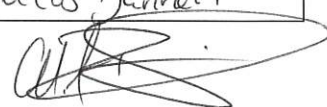
[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**

***Referral Routing***

Case Number/Name:	LDC19-002 Billboards and Off-Premise Signs Proposed Code Amendment
Planner:	Kat Hammer – khammer@arapahoegov.com
Date sent:	November 20, 2020
Date to be returned:	December 21, 2020

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	I Have the following comments to make related to the case:	Mile High Outdoors, Marcus Dannel 

**Comments:** (responding by email, letter, or an email attachment is optional)



12-18-2020

Kathleen Hammer  
Arapahoe County  
6924 S. Lima St W Howard Pl.  
Centennial CO 80112

RE: LDC19-002 Billboards and Off-Premises Signs Proposed Code Amendment

Dear Ms. Hammer,

I have reviewed the draft regulations concerning Billboards and Off-Premise Signs in Arapahoe County and would like to officially submit comments on behalf of Mile High Outdoor.

I am quite surprised at how drastic and overreaching these proposed sign code changes are, especially when considering that outdoor advertising companies are legal, tax-paying businesses within the County. While sign code reviews by municipalities are normal, such reviews typically result in clarification to standards for off-premise sign businesses. In Arapahoe County's most recent draft, it has eliminated any options available to existing off-premise sign businesses, which have adhered to the County's rules and regulations for decades. We understand there are concerns of new billboards proliferating the County, and the desire to eliminate that possibility with the proposed amendment. We do not understand why modernizing existing billboards to EMB billboards would not at least be considered on a case by case basis. There are already 5 operating EMB billboards in Arapahoe County, and I am confident the County has never received a complaint about any of them, internally or from the outside community.

During the recent moratorium, the COAA (Colorado Outdoor Advertising Association), which Mile High Outdoor is a member of, has provided staff with multiple studies that show EMB billboards do not increase accidents through distracted driving. To my knowledge, no studies have been looked at to provide information to suggest an opposite finding. After listening to multiple study sessions during this process, it seems instead that the County Commissioners' personal beliefs on EMB billboard distraction is what is being followed versus any statistical information.





Notably, I would like to point out that under the current Arapahoe County Sign Code, EMB billboards are only allowed to change messages every 5 minutes. This message (advertisement) change is instantaneous with no movement or animation, like a slide show. Why would this be more distracting than a static billboard advertisement, which is currently allowed? The only difference between the two is the mechanism for changing the advertisement and the fact that signs with LED technology are automatically set to dim to appropriate, state-regulated, luminance levels. The static change requires 2 persons to physically remove and install the billboard advertising materials, creating much greater risk. In actuality, this LED technology produces less light spillage than the current upward facing bulbs that illuminate our static billboards. Finally, manufacturers of these EMB billboards now have the technology to make sure the message displayed is only seen by the intended traffic. Outside of the intended viewing angle, the EMB billboard message is drastically reduced and, in many cases, entirely blacked out. We have provided staff and the Commissioners with several examples of this.

In a recent virtual study session, it was mentioned that all existing billboards in unincorporated Arapahoe County will become “legal, non-conforming”. It was then followed by a comment stating that this status would eventually lead to the eradication of these off-premise billboards. This is simply not true. These billboards, many of which were built in the 1980s or prior, are not going to go away because of a legal, non-conforming status. The property owners that lease the land to billboard companies earn substantial income providing these leases, and will not want to forgo this revenue stream. Because demand for advertising in Arapahoe County by local and regional businesses remains high, billboard companies are not inclined to take these billboards down. And because the materials used to construct these billboards are built to last (most all constructed with steel), consequently, the billboards that currently exist in Arapahoe County will remain there. This being the case, the ability to modernize these signs offers the County an opportunity for a cleaner visual off-premise sign presence due to less structural clutter such as protruding light fixtures and metal catwalks on both sides of the billboard. In addition, these signs become less hazardous to change copy since installers no longer need to access the billboard. An option to modernize also gives local Arapahoe County businesses a greater opportunity to advertise on the signs, and draw in more customers, at a lower price point, because more spots are available to advertise on with EMB billboards. With all of these benefits, it simply makes no sense to completely close the door on EMB billboard conversions.

Finally, EMB billboards offer the ability for emergency messaging for the community. During 2020 outdoor advertising companies throughout Colorado including Arapahoe County have displayed multiple Amber Alerts, community event messaging, and COVID messaging for Governor Polis and Arapahoe County. These signs serve the community in an almost instantaneous manner by displaying important messages that informs the public and, in some cases, save lives. We have attached example photos on the last page for your review.





It is our opinion that Arapahoe County should carefully consider the following....

Allow consideration of conversion from existing static billboards to an EMB billboard on a case-by-case basis, for all of the reasons stated in these comments, through a use by special review process. The County should consider that the number of conversions would only be possible on 1 to 4 of the currently existing billboards (out of 15 total) in Unincorporated Arapahoe County. The other locations would not conform to CDOT's rules for EMB conversions or the financial investment for these LED displays does not make business sense. Ultimately, if the County's end goal is to reduce the number of billboards over time, we suggest that the County consider a process adopted by the City of Centennial, where billboard companies are allowed to earn square footage credit for an EMB billboard conversion by the removal of an existing static billboard(s) in the equivalent amount. Example: remove one 300 square foot existing billboard to allow for one 300 sqft EMB billboard conversion. This reduce the "clustering" of billboards that some Council members have discussed.

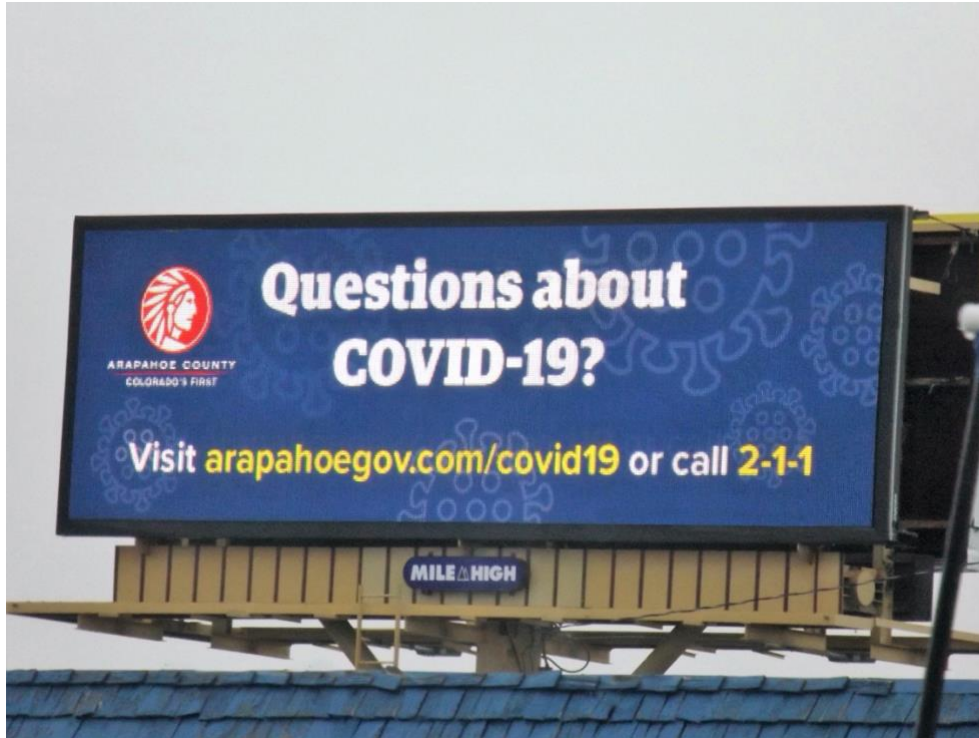
Sincerely,

Marcus Danneil  
General Manager  
Mile High Outdoor





Photo Examples:









**Public Works and Development**

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**

***Referral Routing***

Case Number/Name: LDC19-002 Billboards and Off-Premise Signs Proposed Code Amendment

Date sent: November 20, 2020

Date to be returned: December 21, 2020

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	I Have the following comments to make related to the case:	Julio Iturreria Regional Economic Advancement Partnership

**Comments:** (responding by email, letter, or an email attachment is optional)

Thanks for the opportunity to review this referral.

LDC19-002 Billboards and Off-Premise Signs Proposed Code Amendment does not distinguish between Rural and Urban Areas within this document. The I-70 Corridor has both urbanizing areas such as Strasburg and Byers communities, Prosper and Sky Ranch vs. the remainder of the Rural Areas. In addition, the how does this proposed code deal with the relationship between the various road types such as collectors (major and minor), local and highways?



**Public Works and Development**

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**

***Referral Routing***

Case Number/Name:	URS20-002 Copperleaf #21 – New Horizons Academy at Copperleaf – Use By Special Review
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
Date sent:	11/16/2020
Date to be returned:	12/09/2020

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	<u>C. Scott Woodruff , RTD</u>
<input type="checkbox"/>	I Have the following comments to make related to the case:	

**Comments:** (responding by email, letter, or an email attachment is optional)

Dear Ms. Hammer:

Please accept this response to the draft County-initiated Land Development Amendment related to billboards and off-premise signs, on behalf of Scenic Colorado, a not-for-profit 501c(3) Colorado Corporation.

Scenic Colorado would like to congratulate Arapahoe County and specifically the county planning department for drafting this fully comprehensive Land Development Amendment as it relates to billboards and off-premise signs. We believe that the Amendment as drafted addresses all of our concerns regarding driver safety and the preservation of scenic views. We are greatly encouraged by Arapahoe County's endeavors to prohibit new billboards, including Electronic Messaging Boards (EMB's). Billboards, especially EMB's, pose a significant risk to driver safety, create unnecessary and ugly visual pollution and once erected are exceedingly difficult to have removed. (See <https://www.scenic.org/resources/> and <https://www.scenic.org/sign-control/billboard-laws/important-legal-cases/> and <https://www.scenic.org/sign-control/digital-billboards/safety-studies/>)

Scenic Colorado's mission is to reduce the negative impacts outdoor advertising has on our environment. Many other jurisdictions within Colorado have taken the very positive step of prohibiting new billboards and we are ecstatic at the prospect of Arapahoe County taking similar measures. The return on the investment of time and energy expended by county planners and the Arapahoe County Board of County Commissioners in achieving this laudable goal will pay incalculable dividends for the residents of and visitors to Colorado generally and specifically for those of us who live in Arapahoe County for many, many years to come.

Again, after careful review of the draft Amendment, we have not identified any provisions we consider to be objectionable or problematic and we strongly encourage a full, complete and unanimous adoption of this County-initiated Land Development Amendment by the Arapahoe County's Board of County Commissioners.

Thank you again for your significant efforts in crafting this plan.

Very truly yours,

Miles Davies  
President  
Scenic Colorado  
5710 S Happy Canyon Dr.  
Cherry Hills Village, CO 80111  
[www.scenic-colorado.org](http://www.scenic-colorado.org)

## Kathleen Hammer

---

**From:** Thunder Ranches <thunderranches@gmail.com>  
**Sent:** Friday, November 20, 2020 2:04 PM  
**To:** Kathleen Hammer  
**Subject:** Re: Arapahoe County Land Dev. Code Proposed Amendment Referral - Billboards and Off-Premise Signs

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Why more regulations?

On Fri, Nov 20, 2020, 1:52 PM Kathleen Hammer <[KHammer@arapahoegov.com](mailto:KHammer@arapahoegov.com)> wrote:

“Hello,

I hope this message finds you well. You are receiving this message because the County has considered you or your agency as a stakeholder or interested party regarding a County-initiated Land Development Amendment related to billboards and off-premise signs.

Staff has prepared draft regulations which will prohibit any new billboards in unincorporated Arapahoe County. The draft regulations will also prohibit billboards proposed on land zoned or to be zoned for Planned Unit Developments. The proposed regulations will define what a Billboard is by the size of the sign and its proposed location relative to roads and highways without reference to the content of the sign. The draft regulations define billboards as any sign exceeding 48 square feet per sign face or a sign exceeding six feet in height and that is oriented towards a public road with an intent to advertise to travelers on such road.

The draft regulations would not allow billboards, Electronic Message Board (EMB) billboards or the conversion of old existing billboards to EMB billboards. The draft regulations also clarify that freestanding signs are not permitted as a primary use on a property. The draft regulations are attached to this email for your review.

Please review the draft regulations and provide a referral response by **December 21, 2020.**

The Planning Commission is schedule to review the draft regulations at a public hearing on December 1, 2020. The Board of County Commissioners is scheduled to review the draft regulations and make decision at a public hearing on January 5, 2021. The agendas for both of these public hearings can be found here closer to the meeting dates:

<https://www.arapahoegov.com/AgendaCenter/Search/?term=&CIDs=1,&startDate=&endDate=&dateRange=&dateSelector=>

**Please do not hesitate to contact me directly with any concerns or questions.”**

Thanks,

Kat

**Kat Hammer**

Arapahoe County Planner II

Arapahoe County Public Works and Development

6924 South Lima Street

Centennial CO, 80112

Planning Department: 720.874.6666

Arapahoe County Public Works and Development Offices are open to the public by appointment only to ensure social distancing in accordance with the State's Safer at Home Order. The County requires anyone visiting County Offices to wear a mask or facial covering while indoors.

I am working offsite, so email is the best way to reach me. Many County services can be accessed online and I encourage you to visit our website at <https://www.arapahoegov.com/519/Public-Works-and-Development> to learn more.

Please consider emailing us at [planning@arapahoe.gov.com](mailto:planning@arapahoe.gov), [presubmittals@arapahoe.gov.com](mailto:presubmittals@arapahoe.gov.com), or [landusesubmittals@arapahoe.gov.com](mailto:landusesubmittals@arapahoe.gov.com) as these email inboxes are monitored by several staff members. You may also call (720) 874-6650 to leave a message.

## Kathleen Hammer

---

**From:** tomcoker67 <tomcoker67@comcast.net>  
**Sent:** Thursday, December 17, 2020 9:33 AM  
**To:** Kathleen Hammer  
**Subject:** RE: Arapahoe County Land Dev. Code Proposed Amendment Referral - Billboards and Off-Premise Signs

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I reviewed the bill-board issues...have mixed feelings on the issue... in parts of Colorado I enjoy the scenic views and want no signs to speak of... other parts need to know where next stop is...tough call.

Tom

Sent from my Samsung Galaxy , an AT&T LTE smartphone

----- Original message -----

From: Kathleen Hammer <KHammer@arapahoegov.com>  
Date: 12/15/20 11:45 AM (GMT-07:00)  
To: Kathleen Hammer <KHammer@arapahoegov.com>  
Subject: RE: Arapahoe County Land Dev. Code Proposed Amendment Referral - Billboards and Off-Premise Signs

Hello,

Please see the below message regarding a proposed Arapahoe County Land Development Code amendment. Thank you if you have already provided a response.

The proposed changes can also be accessed via the internet,  
<https://www.arapahoegov.com/1464/Proposed-Code-Amendments>

Thanks,

Kat

**Kat Hammer**



## Arapahoe County Planner II

### Arapahoe County Public Works and Development

6924 South Lima Street

Centennial CO, 80112

Planning Department: 720.874.6666

Arapahoe County Public Works and Development Offices are open to the public by appointment only to ensure social distancing in accordance with the State's Safer at Home Order. The County requires anyone visiting County Offices to wear a mask or facial covering while indoors.

I am working offsite, so email is the best way to reach me. Many County services can be accessed online and I encourage you to visit our website at <https://www.arapahoegov.com/519/Public-Works-and-Development> to learn more.

Please consider emailing us at [planning@arapahoegov.com](mailto:planning@arapahoegov.com), [presubmittals@arapahoegov.com](mailto:presubmittals@arapahoegov.com), or [landusesubmittals@arapahoegov.com](mailto:landusesubmittals@arapahoegov.com) as these email inboxes are monitored by several staff members. You may also call (720) 874-6650 to leave a message.

---

**From:** Kathleen Hammer <KHammer@arapahoegov.com>

**Sent:** Friday, November 20, 2020 1:52 PM

**To:** Kathleen Hammer <KHammer@arapahoegov.com>

**Subject:** Arapahoe County Land Dev. Code Proposed Amendment Referral - Billboards and Off-Premise Signs

“Hello,

I hope this message finds you well. You are receiving this message because the County has considered you or your agency as a stakeholder or interested party regarding a County-initiated Land Development Amendment related to billboards and off-premise signs.

Staff has prepared draft regulations which will prohibit any new billboards in unincorporated Arapahoe County. The draft regulations will also prohibit billboards proposed on land zoned or to be zoned for Planned Unit Developments. The proposed regulations will define what a Billboard is by the size of the sign and its proposed location relative to roads and highways without reference to the content of the sign. The draft regulations define billboards as any sign exceeding 48 square feet per sign face or a sign exceeding six feet in height and that is oriented towards a public road with an intent to advertise to travelers on such road.

The draft regulations would not allow billboards, Electronic Message Board (EMB) billboards or the conversion of old existing billboards to EMB billboards. The draft regulations also clarify that freestanding signs are not permitted as a primary use on a property. The draft regulations are attached to this email for your review.

Please review the draft regulations and provide a referral response by **December 21, 2020**.

The Planning Commission is schedule to review the draft regulations at a public hearing on December 1, 2020. The Board of County Commissioners is scheduled to review the draft regulations and make decision at a public hearing on January 5, 2021. The agendas for both of these public hearings can be found here closer to the meeting dates:

<https://www.arapahoe.gov/AgendaCenter/Search/?term=&CIDs=1,&startDate=&endDate=&dateRange=&dateSelector=>

**Please do not hesitate to contact me directly with any concerns or questions.”**

Thanks,

Kat

**Kat Hammer**

Arapahoe County Planner II

Arapahoe County Public Works and Development

6924 South Lima Street

Centennial CO, 80112

Planning Department: 720.874.6666

Arapahoe County Public Works and Development Offices are open to the public by appointment only to ensure social distancing in accordance with the State's Safer at Home Order. The County requires anyone visiting County Offices to wear a mask or facial covering while indoors.

I am working offsite, so email is the best way to reach me. Many County services can be accessed online and I encourage you to visit our website at <https://www.arapahoegov.com/519/Public-Works-and-Development> to learn more.

Please consider emailing us at [planning@arapahoegov.com](mailto:planning@arapahoegov.com), [presubmittals@arapahoegov.com](mailto:presubmittals@arapahoegov.com), or [landusesubmittals@arapahoegov.com](mailto:landusesubmittals@arapahoegov.com) as these email inboxes are monitored by several staff members. You may also call (720) 874-6650 to leave a message.



**Public Works and Development**

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**

***Referral Routing***

Case Number/Name:	LDC19-002 Billboards and Off-Premise Signs Proposed Code Amendment
Planner:	Kat Hammer – khammer@arapahoegov.com
Date sent:	November 20, 2020
Date to be returned:	December 21, 2020

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	<u>Town of Columbine Valley</u> <u>Town Planner, Brent Kaslon</u>
<input type="checkbox"/>	I Have the following comments to make related to the case:	

**Comments:** (responding by email, letter, or an email attachment is optional)

Dear Ms. Hammer

Thank you for sending us the referral for the Billboards and Off-premise signs proposed Code Amendment. After review, the Town of Columbine Valley does not have any comments or concerns with the proposed changes. Town of Columbine Valley staff appreciates the opportunity to comment on the proposed amendment.

Sincerely,

Brent Kaslon

Town Planner, Town of Columbine Valley



**Public Works and Development**

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611


[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**

***Referral Routing***

Case Number/Name: LDC19-002 Billboards and Off-Premise Signs Proposed Code Amendment  
Planner: Kat Hammer – khammer@arapahoe.gov.com  
Date sent: November 20, 2020  
Date to be returned: December 21, 2020

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	Town of Parker, Jeff Miller Community Development 
<input type="checkbox"/>	I Have the following comments to make related to the case:	

**Comments:** (responding by email, letter, or an email attachment is optional)

# UACED Response to Billboard Regulations

---

Subject: Code Proposed Amendment Referral – Billboards and Off-Premise Signs

We agree that this new proposed regulation to billboards and off-premises signs **would be beneficial** *to the Unincorporated Areas that are surrounded by cities such as Aurora, Centennial, Denver, and Greenwood Village.*

In the above areas of Unincorporated Arapahoe County, these areas consist of crowded urban areas, ever increasing population and traffic. We agree that these areas would benefit from this level of oversight and regulation pertaining to the subject.

*The area of Unincorporated Arapahoe County extending from the town of Bennett south along Kiowa Bennett Road to the county line east of Deer Trail is a different story....*

We cannot discern whether this document is brand new or has been amended? There were no redline edits that were visible in the document. We are concerned that just because “a couple of people have called” inquiring about “regulations pertaining to billboards” that this has warranted drafting an expansive 15-page regulation for a mostly very rural area of the county.

Presently, rural housing has been the number one growth area in our rural communities with very little to no businesses that have either moved in or created a business. Signage in the extreme eastern area of ARAPCO can provide quick and effective communication in any form for a lot of situations.

We would like to collectively comment that instituting this type of an intensive city regulation all at once, into a sizeable unincorporated rural area is a lot to adjust to. We question what it would look like to institute these regulations in phases/stages, as growth occurs into the more eastern areas?

Thank you for the opportunity to comment on this issue. In closing, this organization would not be in support of regulations or procedures covering bill boards and off-premise signs in Unincorporated Arapahoe County extending from Bennett eastward to Deer Trail.

Thank you for your consideration.

James Shelley

Executive Director

Unincorporated Arapahoe County Economic Development

## Kathleen Hammer

---

**From:** Jim Flesher <jflesher@weldgov.com>  
**Sent:** Monday, November 30, 2020 2:31 PM  
**To:** Kathleen Hammer  
**Subject:** RE: Arapahoe County Land Dev. Code Proposed Amendment Referral - Billboards and Off-Premise Signs

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Kat:

Thank you very much. Here are a few things I noticed that you might consider:

1. Under C.5 and C.6, you might consider deleting "consecutive" if the intent is to limit temporary signs to 90 days per calendar year. As written, I think someone could put up a sign for 90 days, take it down for one day, and put it back up for another 90 days, etc. Or you could add "and not more than 90 days in any one year" like C.7. (These are so hard to enforce it may be a moot point, especially without permits.)
2. Space missing in C.7 (60days).
3. The second paragraph under D.9 at the top of page 5 appears to be a definition.
4. You might consider renaming E. from "On-Premise Signs" to something like "Specific Provisions for Residential and Agricultural Uses".
5. In E.3 there is a word missing after "residential".
6. In F.4, delete the "f" in "f48".
7. In K the capitalization is different.
8. The font is different in K.2.c.

Thanks again,  
Jim

---

**From:** Kathleen Hammer <KHammer@arapahoegov.com>  
**Sent:** Monday, November 30, 2020 1:53 PM  
**To:** Jim Flesher <jflesher@weldgov.com>  
**Subject:** RE: Arapahoe County Land Dev. Code Proposed Amendment Referral - Billboards and Off-Premise Signs

**Caution:** This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jim,

The draft regulations with tracked changes can be accessed here:  
<https://www.arapahoegov.com/1464/Proposed-Code-Amendments>

We are planning to do an more in depth analysis and amendment to the sign code next year to address a number of other things we noticed during this process. We decided to focus on billboards and off-premise signs for this amendment because a moratorium has been in place for over a year.

Thanks,  
Kat



**Kat Hammer**

Arapahoe County Planner II

Arapahoe County Public Works and Development  
6924 South Lima Street  
Centennial CO, 80112  
Planning Department: 720.874.6666

Arapahoe County Public Works and Development Offices are open to the public by appointment only to ensure social distancing in accordance with the State's Safer at Home Order. The County requires anyone visiting County Offices to wear a mask or facial covering while indoors.

I am working offsite, so email is the best way to reach me. Many County services can be accessed online and I encourage you to visit our website at <https://www.arapahoegov.com/519/Public-Works-and-Development> to learn more.

Please consider emailing us at [planning@arapahoegov.com](mailto:planning@arapahoegov.com), [presubmittals@arapahoegov.com](mailto:presubmittals@arapahoegov.com), or [landusesubmittals@arapahoegov.com](mailto:landusesubmittals@arapahoegov.com) as these email inboxes are monitored by several staff members. You may also call (720) 874-6650 to leave a message.

---

**From:** Jim Flesher <[jflesher@weldgov.com](mailto:jflesher@weldgov.com)>

**Sent:** Monday, November 23, 2020 9:26 AM

**To:** Kathleen Hammer <[KHammer@arapahoegov.com](mailto:KHammer@arapahoegov.com)>

**Subject:** RE: Arapahoe County Land Dev. Code Proposed Amendment Referral - Billboards and Off-Premise Signs

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Kat:

I was very interested to see your draft amended sign regs because we need to update ours as well. Would you be able to send me a strike-through version? The existing definition of "sign," which is not included in the update, appears to exclude political signs, is that right? I also noticed your existing code has a definition of "political sign" but no regs on them.

Thanks,  
Jim Flesher, AICP  
Long-Range Planner  
Weld County Planning Services  
1555 N. 17th Ave.  
Greeley, CO 80631  
Phone: (970) 400-3552  
[www.weldgov.com](http://www.weldgov.com)

---

**From:** Kathleen Hammer <[KHammer@arapahoegov.com](mailto:KHammer@arapahoegov.com)>

**Sent:** Friday, November 20, 2020 1:52 PM

To: Kathleen Hammer <[KHammer@arapahoegov.com](mailto:KHammer@arapahoegov.com)>

Subject: Arapahoe County Land Dev. Code Proposed Amendment Referral - Billboards and Off-Premise Signs

**Caution:** This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

"Hello,

I hope this message finds you well. You are receiving this message because the County has considered you or your agency as a stakeholder or interested party regarding a County-initiated Land Development Amendment related to billboards and off-premise signs.

Staff has prepared draft regulations which will prohibit any new billboards in unincorporated Arapahoe County. The draft regulations will also prohibit billboards proposed on land zoned or to be zoned for Planned Unit Developments. The proposed regulations will define what a Billboard is by the size of the sign and its proposed location relative to roads and highways without reference to the content of the sign. The draft regulations define billboards as any sign exceeding 48 square feet per sign face or a sign exceeding six feet in height and that is oriented towards a public road with an intent to advertise to travelers on such road.

The draft regulations would not allow billboards, Electronic Message Board (EMB) billboards or the conversion of old existing billboards to EMB billboards. The draft regulations also clarify that freestanding signs are not permitted as a primary use on a property. The draft regulations are attached to this email for your review.

Please review the draft regulations and provide a referral response by **December 21, 2020.**

The Planning Commission is schedule to review the draft regulations at a public hearing on December 1, 2020. The Board of County Commissioners is scheduled to review the draft regulations and make decision at a public hearing on January 5, 2021. The agendas for both of these public hearings can be found here closer to the meeting dates:

<https://www.arapahoegov.com/AgendaCenter/Search/?term=&CIDs=1,&startDate=&endDate=&dateRange=&dateSelector=>

**Please do not hesitate to contact me directly with any concerns or questions."**

Thanks,  
Kat

**Kat Hammer**  
Arapahoe County Planner II

Arapahoe County Public Works and Development  
6924 South Lima Street  
Centennial CO, 80112  
Planning Department: 720.874.6666

Arapahoe County Public Works and Development Offices are open to the public by appointment only to ensure social distancing in accordance with the State's Safer at Home Order. The County requires anyone visiting County Offices to wear a mask or facial covering while indoors.

I am working offsite, so email is the best way to reach me. Many County services can be accessed online and I encourage you to visit our website at <https://www.arapahoegov.com/519/Public-Works-and-Development> to learn more.

Please consider emailing us at [planning@arapahoegov.com](mailto:planning@arapahoegov.com), [presubmittals@arapahoegov.com](mailto:presubmittals@arapahoegov.com), or [landusesubmittals@arapahoegov.com](mailto:landusesubmittals@arapahoegov.com) as these email inboxes are monitored by several staff members. You may also call (720) 874-6650 to leave a message.