

LDC10-002 Billboards and Off-Premise Signs Land Development Code Amendment  
 External Referral Responses and Staff Comments  
 December 22, 2020

Referral Agencies	Referral Comment	Staff Comment
REAP	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?	Staff does not find it necessary to distinguish between rural and urban areas because billboards are proposed to be prohibited County-wide. The proposed amendment does not address the relationship between various road types.
Weld County Planning Department	<p>Thank you very much. Here are a few things I noticed that you might consider:</p> <ol style="list-style-type: none"> <li>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.)</li> <li>2. Space missing in C.7 (60days).</li> <li>3. The second paragraph under D.9 at the top of page 5 appears to be a definition.</li> <li>4. You might consider renaming E. from “On-Premise Signs” to something like “Specific Provisions for Residential and Agricultural Uses”.</li> <li>5. In E.3 there is a word missing after “residential”.</li> <li>6. In F.4, delete the “f” in “f48”.</li> <li>7. In K the capitalization is different.</li> <li>8. The font is different in K.2.c.</li> </ol>	Staff will address formatting errors as suggested and appropriate.
Denver South	No comments	
E470	No comments	
RTD	No comments	
May Farms	Concerns about existing signs and flags. Would like the County to consider different regulations in more rural areas of the County.	Existing signs will be non-conforming and will be subject to the non-conforming regulations of the LDC
Strasburg School District	No concerns	
Thunder Ranches HOA	Concerns with more regulations	
CDOT-Advertising	No objection	
Town of Parker	No comments	

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Centennial Properties/ Cherry Vista HOA	No comments. Would like County to enforce political signs (removal after 15 days).	Comment forwarded to Zoning Department
City of Sheridan	Supportive of proposed amendment. The City of Sheridan prohibits billboards. Proposed changes will promote compatible development between the City and Arapahoe County.	
UACED	Supportive of proposed amendment for urban areas. Not supportive of proposed amendment prohibiting billboards in more rural areas of the County. Question what it would look like to institute these regulations in phases/stages, as growth occurs into the more eastern areas. Not supportive of regulations or procedures covering billboards and off-premise signs in Unincorporated Arapahoe County extending from Bennett eastward to Deer Trail.	Staff provided UACED Board Member with survey results and current regulations.
Town of Columbine	No concerns.	
Mile High Outdoor Advertising	Opposed. Would like the County to consider allowing conversion from existing static billboards to an EMB billboard on a case-by-case basis, for all the reasons stated in the letter dated December 18, 2020, through a special review process. MHOA states conversions would only be possible on 1-4 of the currently existing MHOA signs in unincorporated Arapahoe County, due to CDOT's rules for EMB conversions or the financial investment for these LED displays does not make business sense. MHOA believes that if the County's end goal is to reduce the number of billboards over time, MHOA suggests that the County considers 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.	The BoCC has considered EMB and reviewed the City of Centennial's regulations.
City of Cherry Hills Village	The City supports the County's proposed Code Amendment. Generally speaking, the proposed amendment will be a benefit to the residents of Arapahoe County.	
Scenic Colorado	Supportive of proposed changes. The amendment as drafted addresses all of their concerns regarding driver safety and the preservation of scenic views. They have not identified any provisions considered to be objectionable or problematic and they strongly encourage a full, complete and unanimous adoption of this County-initiated Land Development Amendment by the Arapahoe County's BoCC.	

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East Arapahoe Advisory Planning Commission - Tom Coker	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.	
City of Centennial	No additional comments at this time.	