



Council Work Session, Council Priority: Affordable & Sustainable Growth

Lori Schwarz, Clay Frickey, Sylvia Tatman-Burruss

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1. Does the proposed work plan align with Council's expectations?
2. Does Council agree with staff's plan for engaging with the Ad Hoc Committee?

Council Priority: Affordable and Sustainable Growth

Description: This priority will remove, replace or fix the systems and regulatory layers creating the biggest challenges to build. We will evaluate programs, incentives, and costs and fees through a lens of a simplified customer experience.



Key Problems to Solve



Multiple, complex and sometimes conflicting regulations and fees causing delays and increased costs



Expectations are not clear and not driven through the organization



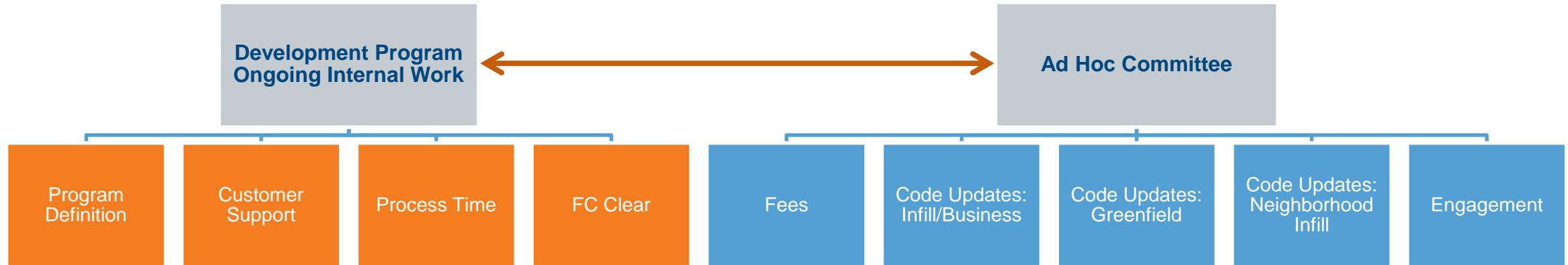
Cross departmental collaboration can be challenging and inefficient, causing delays



Limited cohesive strategy, empowerment and ownership



Inefficiencies and inconsistencies with program resourcing, training, technology



Ongoing Internal Program Work:

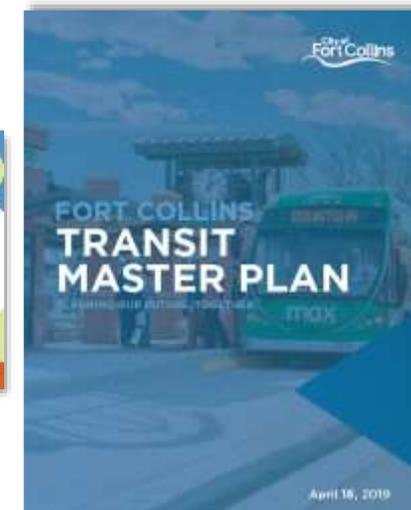
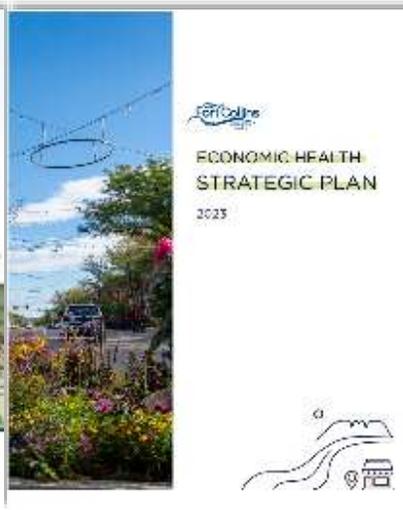
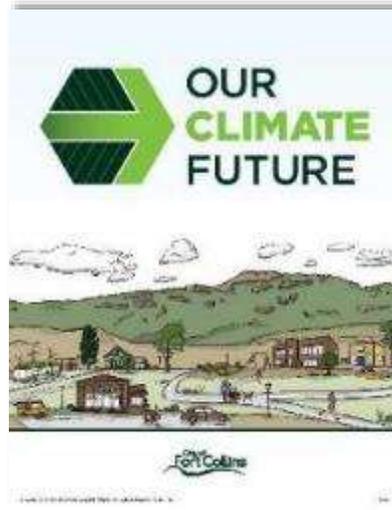
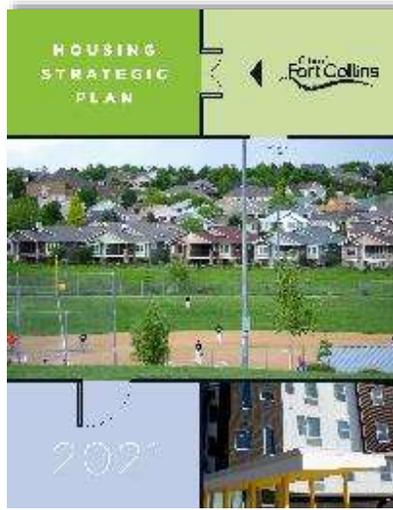
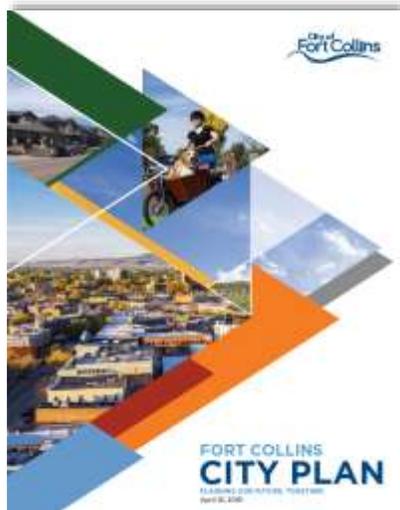
- Focused on internal systems and administration
- Success criteria for the program
- Clear decision-making pathways
- Understanding and supporting customer experience
- Technological solutions for program success
- Regular updates reported to Council

Exploring Code Updates:

- Define current state and identify service-level goals
- Identify pain points and discuss trade-offs to regulatory changes
- Engage stakeholders in the committee meetings throughout

Align regulations with Adopted City Plans and Policies

- Land use regulations ensure the built environment aligns with the needs and desires of the community.
- Regulations require regular updates to ensure they stay aligned





Developments must comply with the following codes:

- Land Use Code
 - Building Code
 - Municipal Code
 - Stormwater Criteria Manual
 - Electric Service Standards
 - Larimer County Urban Area Street Standards
 - International Fire Code
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- Different departments within the City and outside the organization act as stewards of these Codes.



General Goals:

- Reduce barriers and conflicts in development Codes
- Unify regulations for an easier user experience

Infill/Business:

- Reduce use and parking requirements
- Increase "by right" approvals
- Implement new transit centers
- Increase predictability of development standards and choices
- Implement "one stop shop" for starting a business

Greenfield:

- Unified system for infrastructure implementation
- Predictable environmental standards
- Affordable housing land banking

Neighborhood Infill:

- Increase missing middle housing choices
- Lift use restrictions for more business choices in neighborhoods



General Goals:

- Establish an updated philosophy on fee types (expansion fees, review fees and inspection fees)
- Align fees to updated processes and development types
- Calibrate a strategy for fee credits and waivers with a focus on Affordable Housing projects
- Explore other solutions are costs

Infill/Business:

- One-stop shop to start a business

Greenfield:

Neighborhood Infill:

- Pre-approved ADU design

Phase 1 (across 2 meetings): All Topics, Existing Conditions

- Review audit of code conflicts, barriers, and City-specific “levers” for regulatory changes
- Develop Guiding Principles based on desired outcomes and identified conflicts/barriers
- Based on the Guiding Principles and identified outcomes, prioritize staff work

Phase 2 (3 meetings for each topic): Each Topic Sequentially

- Concept Development of regulatory changes based on impact, cost, and trade-offs
- Explore impact vs. cost/time for each potential change based on guiding principles
- Explore potential trade-offs to service delivery, cost burden, and desired outcomes
- Review of fees, credits, and their application to different development types
- Review of programs, as applicable

Phase 3 (concluding 2027): All Topics, Implementation and Review

- Code drafting/adoption of planned regulatory changes
- Implement new fee schedule
- Strategy to optimize programs
- Customer experience mapping

Ad Hoc Committee: Work Plan – At a Glance



Phase	Phase 1	Phase 2				Phase 3	
Topic	Q2 2026	Q3 2026	Q4 2026	Q1 2027	Q2 2027	Q3 2027	Q4 2027
Orientation and Existing Conditions							
Code Updates: Infill/Business							
Code Updates: Greenfields							
Code Updates: Neighborhood Infill							
Fees + Programs							

