

**Amendment 1 to Amendment 92
to Council Bill No. 28-2023**

BY: Deb Jung

**Legislative Day 12
Date: October 11, 2023**

Amendment 1 to Amendment 92

(This amendment strikes a statement to a paragraph about the County's ecological health, climate change mitigation, and the preservation of natural resources requesting that those goals be incorporated into the Zoning Regulations and Subdivision Regulations.)

1 Substitute page 1 of Amendment 92 with the attached page 1 to this Amendment to Amendment.

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4 Substitute the attached pages GCF-22 of Amendment 92 with the attached GCF-22 attached to
5 this Amendment to Amendment.

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Amendment 92 to Council Bill No. 28 -2023

BY: Deb Jung

Legislative Day 11

Date: October 2, 2023

Amendment No. 92

(This Amendment makes the following changes to HoCo by Design Chapter 2:

*Chapter 2: Growth
and Conservation
Framework*

- *Removes a sentence that forecasts pent up housing demand under Market Demand Projections;*
- *Removes a paragraph about demands for homes and jobs;*
- *Removes a reference to hybrid scenario being used to create the FLUM and specified the four scenarios and concepts that were used;*
- *Adds a paragraph about the four development scenarios;*
- *Removes a reference to “ground truthing” with respect to the availability of land and infrastructure demands;*
- *Removes a paragraph about the County’s existing job-housing ratio;*
- *Removes sentences about the pace of growth with respect to the 2040 target date;*
- ~~*Adds a statement to a paragraph about the County’s ecological health, climate change mitigation, and the preservation of natural resources requesting that those goals be incorporated into the Zoning Regulations and Subdivision Regulations;*~~
- *Removes a paragraph about the activity centers creating opportunities for significant environmental benefits;*
- *Moves Village Activity Centers from “Areas to Transform” to “Areas to Strengthen” in graphic;*
- *Clarifies that passive open space is for recreational and amenities in multi-family housing areas;*
- *Removes a statement about recommendations about the FLUM’s long-term vision;*
- *Removes sentence about the FLUM not following parcel boundaries and replaces it with a sentence that clarifies that map is not intended to prescriptive at a parcel level; and*
- *Clarifies that the FLUM map is intended for demonstration purposes.)*

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:

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- Chapter 2: Growth and Conservation Framework: 10, 11, 15, 16, 22, 31, 32, 33, and 37.

In the future, there may be situations where minor PSA adjustments may be appropriate. A PSA revision requires a General Plan Amendment. Any requests for a General Plan Amendment for expansion of the PSA should be denied unless:

- The proposed expansion of the PSA is intended to provide for a public or institutional use such as a religious facility, philanthropic institution, academic school, or low- and moderate-income housing, such as missing middle or older adult housing; or
- The proposed expansion of the PSA includes a zoning proposal that is consistent with the General Plan.

Public sewer and water infrastructure capacity and costs of the above must be analyzed to confirm the feasibility and availability of scheduled capacity.

Expansions of the PSA boundary are limited to the following:

1. Properties adjoining the existing PSA boundary without including an intervening privately owned parcel;
2. The minimum area necessary to serve the proposed use. Development of the parcel consistent with the PSA boundary amendment is required after approval of the General Plan Amendment and prior to the inclusion of the parcel into the Metropolitan District; and
3. The particular use proposed at the time of expansion with a deadline for the completion of the improvements for the proposed use and connection to the public water and/or sewerage system. If the proposed use is not actually constructed and connected to the public water and/or sewerage system by the deadline specified, the PSA expansion shall be null and void, and the PSA automatically shall revert to its pre-existing location.

GCF-1 Policy Statement

Provide limited and predictable Planned Service Area expansions.

Implementing Actions

1. Planned Service Area expansions should include a development proposal that is consistent with the General Plan.
2. Any Planned Service Area expansions shall establish a transition that is compatible with and enhances surrounding communities, and provides an environmental benefit.
3. Any Planned Service Area expansion shall meet the criteria above.



Ecological Health Elevated as a Priority

Throughout the planning process, HoCo By Design elevated equitable and sustainable growth and conservation alongside a desire to meet market demand. The General Plan's policies and implementing actions seek to sustain and improve the County's ecological health by emphasizing climate change mitigation and adaptation in addition to preservation and conservation of natural resources. These goals will be incorporated into the Zoning Regulations and the Subdivision and Land Development Regulations.

~~The FLUM's emphasis on redevelopment and the creation of focused activity centers will generate opportunities for significant environmental benefits, including natural resource conservation, enhanced stormwater management on redevelopment sites, an increase in open space around activity centers, more energy-efficient buildings, climate change mitigation measures such as increased tree canopy and solar energy, and the preservation of high-priority natural resources such as the Green Infrastructure Network.~~

More information on ecological health, climate change, water resources, and other natural resources can be found in the Ecological Health chapter.