

EXHIBIT A

Section 5, Chapter 11, Measurements, Rules of Construction, and Definitions, of the Land Development Code, of the Arvada City Code is hereby amended:

Division 11-3-3 Definitions is amended or definition is added to read as follows, all defined words not listed here, remain unchanged.

“Fleet Vehicles

A group of motor vehicles, such as cars, vans, and/or trucks, excluding semi-trailer trucks, owned ~~or~~ leased, and/or contracted by a business, government agency, or other organization rather than by an individual or family. Examples are vehicles operated by public utilities, governmental entities, and businesses that utilize vehicles to deliver goods to customers, provide off-site services, or for sales representatives to travel to clients.”

Commented [A1]: Change 1 – this is intended to close a potential loophole and foreclose the possibility that a business could skirt the fleet vehicle parking restriction by sampling titling all of its vehicles through a separate holding company that then contracts the vehicles back to the primary business. This would also capture fleets that rely heavily upon “gig workers” who supply their own vehicles as part of their independent contractor work for the parent company.

“Heavy Logistics Center

A wholesaling, warehousing, and/or distribution use that provides a central location for receiving, storing and distributing raw materials, semi-finished goods, or finished goods. Heavy logistics centers may be warehouses in which goods are stored (a.k.a. “product warehouses”), or truck terminals in which goods are transferred between trucks or between trucks and trains or other transportation modes (a.k.a. “truck terminals” or “logistics centers”), or moving warehouses (including indoor storage of portable on-demand storage containers), or wholesaling operations (but not wholesale membership clubs in which memberships are available to the general public). Heavy logistics centers are expected to generate at least 76 ~~heavy~~ truck trips per day. Warehousing and distribution uses that involve fewer than 76 ~~heavy~~ truck trips per day are classified as Light Industry.”

Commented [A2]: Change 2 – the current threshold is “50 heavy truck trips per day”. If this is going to be increased to 76 trips per day, it should be measured in terms all types of trucks, not just heavy trucks.

“Trip

A one-way trip by a vehicle involving the inbound or outbound movement of a vehicle from a site with each movement being considered one trip.”

Commented [A3]: Change 3 – in addition to adding a definition of truck trip, we would suggest adding a more generic definition for vehicle trip to confirm that all references to vehicle trip throughout the LDC must be measured in terms of one-way movement.

“Heavy Truck

A truck is a motor vehicle that is designed and/or used to carry property with a gross vehicle weight rating of greater than ~~16,000~~8,500 pounds.”

Commented [A4]: Change 4 – if, as strongly recommended, the line between “Light Industry” and “Heavy Logistics Center” is defined in terms of all trucks, then the L.D.C. needs a generic definition of truck to capture all types of truck and delivery vehicle traffic. The Federal Highway Administration classifies most types of delivery vans and medium-duty trucks within Class 2b, which covers vehicles with a gross vehicle weight rating of greater than 8,500 lbs.

“Heavy-Truck Trip

A truck trip is a one-way vehicle trip completed by a truck.” ~~heavy truck trip involves the inbound or outbound movement of the truck on a site, with each movement being considered a single trip.”~~

Commented [A5]: Change 5 – this reflects the change to measure the intensity of industrial uses in terms of all “truck trips” as opposed to just “heavy truck trips.”

“Light Industry

Uses that involve research and development, assembly, remanufacturing, compounding, packaging, testing, or treatment of products, generally from previously prepared materials or components, with limited outside storage and limited external impacts or risks such that the use is not defined as heavy industry or heavy logistics center. Light industry also includes wholesaling, warehousing, and distribution uses that involve fewer than 76 ~~heavy~~ truck trips per day. For illustrative purposes, light industrial uses include:

Commented [A6]: Change 6 – this change aligns with the requested change to the definition of “Heavy Logistics Center.”

1. Assembly, testing, repair, or refurbishing of products, instruments, electronics, office and computing machines, and fixtures using pre-manufactured components;
2. Offices of general contractors; specialty subcontractors; tradesmen; or telecommunications providers which include:
 - a. Overhead door access to indoor storage of tools, parts, and materials;
 - b. Parking of commercial vehicles or a fleet of cars, vans, or light trucks that are used in the business; or
 - c. Limited outdoor storage areas;
3. Food production (*e.g.* , commercial kitchen or bakery) and packaging, but not:
 - a. Meat processing involving butchering of large animal carcasses;
 - b. Medical marijuana-infused products manufacture; and
 - c. Restaurants;
4. Beverage production (non-alcoholic) and bottling;
5. Furniture making or refinishing;
6. Manufacture of textiles or apparel;
7. Screen printing of apparel (except low volume screen printing at a retail store);
8. Printing and publishing, except copy centers, and except printing presses that require a Stationary Source permit or Title V of the Clean Air Act permit for air emissions;
9. Research, development, and testing laboratories (*e.g.* , for development of products, equipment, or materials), if not classified as office, general or professional, or heavy industry;
10. Disassembly of consumer electronics and / or appliances into component parts, where all operations and storage are within an enclosed building;
11. Manufacture of glass products (*e.g.* , window panes, bottles and jars), including hand-blown products;
12. Fabrication of building materials such as countertops, drywall, and cut stone (if not classified as heavy industry);
13. Manufacture or compounding of pharmaceutical products, dietary supplements, health and beauty products, and herbal products;
14. Packaging of products; or
15. Storing, selling, and/or distributing merchandise for or to retailers; industrial, commercial, institutional, or professional business users; or wholesalers, except that wholesale membership clubs that offer memberships to the general public are not light industrial uses.”

The remaining portions of Chapter 11 shall remain unchanged.