



AGENDA

Planning and Economic Development Policy Committee

Wednesday, July 22, 2026, 2:00 p.m.

VIRTUAL MEETING

Public Participation Dialing Instructions

Call in Number: 720.388.8447

Access Code: 974 873 166#

[Click here to join the Teams meeting](#)

Council Member Amy Wiles, Chair

Council Member Françoise Bergan, Vice Chair

Council Member Alli Jackson, Member

Council Goal: Be a great place to locate, expand and operate a business and provide for well-planned growth and development.

Pages

1. **Call to Order**

2. **Approval of Minutes**

1

June 18, 2026 Draft Subject to Approval Council Member Wiles

3. **General Business**

3.a **Industrial Landscape UDO Amendment**

7

Amendments to the Unified Development Ordinance as it Relates to
Landscaping Requirements in Industrial Zones

Sponsor Name: Curtis Gardner

Staff Source/Legal Source: Jeannine Rustad, JD, Director of Planning and
Business Development/Lena McClelland, Senior Assistant City Attorney

Estimated Time: 15 minutes

3.b **Gas Station Buffers Community Outreach Plan**

20

Gas Station Buffers Community Outreach Plan

Sponsor Name: Councilwoman Amy Wiles, Ward II

Staff Source/Legal Source: Marisa Noble, Planner III, Planning and Business
Development/Lena McClelland, Senior Assistant City Attorney

Estimated Time: 10 minutes

3.c Housing Code Analysis Update

39

Housing UDO (Code) Analysis Update

Sponsor name: Francois Bergan

Staff Source/Legal Source: Brandon Cammarata, Manager of Current Planning/Lena McClelland, Senior Assistant City Attorney

Estimated Time: 10 minutes

3.d Comprehensive Plan Amendment to Assign a Placetype Designation to a Property Adjacent to Regis Jesuit High School

49

Comprehensive Plan Amendment to Assign a Placetype Designation to a Property Adjacent to Regis Jesuit High School

Staff Source/Legal Source: Daniel Krzyzanowski, Interim Planning Manager/Lena McClelland, Senior Assistant City Attorney

Estimated Time: 10 minutes

4. Miscellaneous Matters for Consideration

4.a Aurora Economic Development Council

NO REPORT

4.b Havana Business Improvement District

NO REPORT

4.c Aurora Chamber of Commerce

NO REPORT

4.d Planning Commission

NO REPORT

4.e Oil and Gas Committee

55

Brad Pierce

Please see the Oil and Gas Committee updates in the agenda packet.

4.f Business Advisory Board

NO REPORT

4.g Retail

NO REPORT

4.h Small Business

NO REPORT

4.i Visit Aurora

57

Randi Morritt

Please see the Visit Aurora updates in the agenda packet.

5. Confirm Next Meeting Date

Tentatively scheduled for August 26, 2026, at 2:00 PM MT.

6. Adjournment

**PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING
MINUTES**

Date: June 18, 2026

Time: 2:00 pm

Members Present Chair, Council Member Amy Wiles, Vice Chair, Council Member
Françoise Bergan, Council Member Alli Jackson

Others Present Aja Tibbs, Angela Lawson, Baxter Richardson, Brad Pierce, Brandon
Cammarata, Brenda Kenney, Bruce Dalton, Caitlynn Fortner, Chance
Horiuchi, Chris Fellows, Cindie Perry, Cindy Shearon, Connor Bailey,
Darcy Dodd, Darren Akrie, Deborah Bickmire, Erik Gates, Hollie
Birkholz, Jeannine Rustad, Jeremiah Fettig, Jonathan Woodward, Jose
Rodriguez, Joshua King, Julie Patterson, Kelly Bish, Laura Perry, Leah
Ramsey, Lena McClelland, Leticia Callanen, Maria Alvarez, Marisa
Noble, Mark Witkiewicz, Mason Zastrow, McKenna Harford, Megan
Waldschmidt, Michael Riley, Mike Landes, Mike Riley, Morgan Cullen,
Morgan Jennings, Naomi Colwell, Rachel Allen, Robert Oliva, Robin
Fleischmann, Sarah Wile, Steve Timms, Sunny Banka, Taryn Farber,
Trevor Vaughn, William Polk

1. CALL TO ORDER

2. APPROVAL OF MAY 27, 2026, DRAFT MINUTES–COUNCIL MEMBER WILES

2.a. The minutes were approved.

3. GENERAL BUSINESS

3.a. Notice and Appeals UDO Updates

Summary of Issue and Discussion:

Sarah Wile, Senior Planner III, outlined the ongoing evaluation of public notice and appeal processes within the Unified Development Ordinance (UDO). S. Wile highlighted that public notice balanced transparency and community involvement with administrative efficiency. The project was in Phase 3, with staff targeting the end of 2026 for potential code amendment adoption. S. Wile reviewed Aurora's current practices, noting the city mailed notices to abutting property owners and

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Registered Neighborhood Organizations (RNOs) within a one-mile radius, whereas neighboring municipalities utilized fixed distances ranging from 200 to 1,500 feet.

CM Bergan questioned the cost of mailings and expressed support for the one-mile radius for RNOs, though she highlighted a frequent communication gap between Homeowner Associations (HOAs) and their residents. S. Wile confirmed the city paid standard postage fees and project coordinators manually packed the envelopes weekly.

Brad Pierce, Alternate Referral Contact for Woodgate Terrace, delivered public comment. B. Pierce requested that criteria for development approval be included alongside supporting documents online to focus public feedback on relevant legal criteria. CM Bergan endorsed B. Pierce's recommendation. B. Pierce also noted he received email notifications rather than mailed notices. S. Wile clarified that RNOs with email addresses on file received electronic notices, while adjacent property owners received mailed notices.

Outcome:

The committee provided feedback and discussion only; no formal action was taken. The committee expressed an openness to exploring fixed-distance mailed notice but flagged cost concerns, requesting cost-effective alternatives and an improved interactive project map or landing page. The committee did not endorse front-of-process signposting at this stage. CM Bergan opposed the proposal because of the administrative burden and potential for sign fatigue, CM Jackson remained undecided, and Chair Wiles requested further research on alternative notice options. Furthermore, members supported retaining the current process under which administrative appeals proceeded directly to the City Council.

Follow-up Action:

Staff planned to research alternative notice options and technological improvements.

3.b. Accessory Dwelling Units – 2026 Reevaluation**Summary of Issue and Discussion:**

Jeremiah Fettig, Planner II, reviewed the status of Accessory Dwelling Units (ADUs) and proposed an Aurora-specific ordinance following the City Council's rejection of the 2025 text amendment regarding House Bill 24-1152. J. Fettig reported 262 citizen inquiries regarding ADUs since 2023, with 56 occurring since February 2026, primarily concentrated in Ward 1. J. Fettig noted ADUs were currently only permitted in Original Aurora through a conditional use permit, resulting in nine approvals and five constructions since 2018.

Outcome:

The committee provided feedback on three staff questions. The committee supported allowing ADUs on single-family detached lots and requested additional

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research on whether internal or attached ADUs could be appropriate on larger duplex and townhome lots. The committee leaned toward administrative approval for detached ADUs that met architectural compatibility and livability standards, with elevated review reserved for variances or other deviations, though they agreed to revisit this after the UDO amendment was drafted. The committee also supported establishing minimum and maximum size requirements, potentially utilizing a ratio to lot size to ensure proportional size and protect neighboring natural light.

Follow-up Action:

Director Jeannine Rustad confirmed that staff would return with proposed Aurora-specific code amendments and the associated reasoning, rather than merely returning with research. Staff planned a City Council study session for July 13, 2026, the launch of an Engage Aurora page, and a future Planning and Zoning Commission session.

3.c. AEDC Update**Summary of Issue and Discussion:**

Jonathan Woodward, Vice President, Aurora Economic Development Council, delivered an economic development update, highlighting a growing aerospace and defense sector, steady manufacturing, and a strong healthcare sector in Aurora. J. Woodward cautioned that biosciences had slowed due to funding constraints and office real estate valuations had declined substantially since the pandemic. Despite Colorado losing nearly 12,000 jobs in 2025 due to high living costs and heavy regulations, Aurora added 2,253 jobs and secured nearly \$300 million in capital investment. J. Woodward emphasized that Arapahoe County gained nearly 17,000 acres of Enterprise Zone designations in Aurora, providing tax credits to attract businesses.

J. Woodward detailed several major commercial projects:

- QTS Data Center: The facility used approximately 50 megawatts of power and utilized roughly 80 gallons of water per acre daily. The first building generated nearly \$900,000 in permit fees and was projected to yield \$55 million in sales tax over 10 years.
- Project Waterfall (Philip Morris International): A \$600 million investment creating 500 permanent jobs and 1,000 construction jobs. The city collected \$13.2 million in fees, with an estimated \$25 million in direct tax revenue over 10 years.
- RK Industries: Relocated its headquarters to an existing building in Aurora, hiring 500 employees and bringing in 135 apprentices.
- Innovus: Development of the planned secure aerospace campus near Buckley Space Force Base had been delayed by construction costs estimated at \$1,000 per square foot.

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J. Woodward also reported that Aurora had more than 50 million square feet of industrial inventory and seven active prospects seeking at least 100 acres, including two or three prospects seeking approximately 1,000 acres. He explained that Aurora's diverse pipeline of manufacturing, e-commerce, aerospace, defense, and energy projects reduced reliance on any single industry. J. Woodward added that declining office acquisition costs could eventually support lower rents and attract new users.

CM Bergan questioned the impact of Aurora's public safety reputation on business attraction. J. Woodward responded that prospective companies largely overlooked media portrayals, focusing instead on the city's pro-business environment and successful project history.

Outcome:

Information only.

Follow-up Action:

None needed.

3.d. Food Trucks Update - June**Summary of Issue and Discussion:**

Erik Gates, Planner III, presented proposed code amendments to address complaints regarding food truck operations. E. Gates reported 85 code enforcement complaints between April 2025 and April 2026, with 38 residential complaints—approximately 45%—and 34 repeat complaints—40%. Proposed regulations included limiting density, mandating overnight takedown, prohibiting residential storage, and requiring continuous attendance during operations.

Chair Wiles expressed concern that the existing 7:00 a.m. start time restricted food trucks serving construction sites and industrial food deserts. Trevor Vaughn, Tax and Licensing, clarified that the commissary requirement was a state health code mandate, not a new city regulation, and confirmed the 7:00 a.m. start time was existing code that had not previously generated complaints. Council Member Angela Lawson emphasized the necessity of strict compliance and overnight removal to mitigate neighborhood disturbances, specifically noting a large concentration of trucks at Hampden and Chambers. T. Vaughn confirmed the city had recently counted 16 trucks at that location. Cindie Perry, Business Development, supported creating operational exceptions for manufacturing facilities.

Outcome:

The committee supported advancing the proposed amendments to a City Council study session, subject to additional language addressing early-morning operations in appropriate nonresidential areas. The committee supported the revised density regulations allowing one truck per 15,000 square feet, with one truck allowed on parcels smaller than 15,000 square feet and a maximum of five. E. Gates confirmed

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this density limit would reduce the congregation at the Hampden and Chambers lot from 16 trucks to five. The committee also supported the overnight teardown requirement and the prohibition on residential storage. The committee evaluated operating hours, concluding that hours should not be changed citywide. The committee deferred regulations for permanent food truck plazas to a later, separate ordinance.

Follow-up Action:

Staff planned to advance the proposed amendments to a study session, incorporating new language to provide earlier operating hours options for construction, industrial, and underserved areas, utilizing residential buffers or zoning carve-outs. Staff also planned to compile a storage and parking resource guide to assist operators.

4. MISCELLANEOUS MATTERS FOR CONSIDERATION**4. a. Aurora Economic Development Council**

- Jonathan Woodward

NO REPORT

4.b. Havana Business Improvement District

- Chance Horiuchi

NO REPORT

4.c. Aurora Chamber of Commerce

- Naomi Colwell

NO REPORT

4.d. Planning Commission

- Becky Hogan

NO REPORT

4.e. Oil and Gas Committee

- Brad Pierce

NO REPORT

4.f. Business Advisory Board

- Garrett Walls

NO REPORT

4.g. Retail

- Cindie Perry

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NO REPORT

4.h. Small Business

- Ashvina Patel

NO REPORT

4.i. Visit Aurora

- Randi Morritt

Report included in agenda packet.

5. CONFIRM NEXT MEETING DATE

Scheduled for July 22, 2026, at 2:00 PM MT.

6. ADJOURNMENT

APPROVED: _____
Amy Wiles, Committee Chair



CITY OF AURORA

Council Agenda Commentary

Item Title: Amendments to the Unified Development Ordinance as it Relates to Landscaping Requirements in Industrial Zones
Item Initiator: Jeannine Rustad, JD, Director of Planning and Business Development
Staff Source/Legal Source: Jeannine Rustad, JD, Director of Planning and Business Development/Lena McClelland, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Healthy: Connecting natural and built environments with multimodal networks, ensuring access to parks and recreation, and preserving sustainable water supplies.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Industrial Landscape UDO Amendment

Sponsor Name: Curtis Gardner

Staff source/Legal Source: Jeannine Rustad, JD, Director of Planning and Business Development/Lena McClelland, Senior Assistant City Attorney

Estimated Time: 15 minutes

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- | | |
|--|---|
| ☐ Approve Item and Move Forward to Study Session | ☐ Approve Item as Proposed at Policy Committee |
| ☐ Approve Item and Move Forward to Regular Meeting | ☐ Approve Item as Proposed at Study Session |
| ☒ Information Only | ☐ Approve Item as Proposed at Regular Meeting |
| ☐ Approve Item with Waiver of Reconsideration
<i>Reason for waiver is described in the Item Details field above.</i> | |

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: (Check all that apply)

- | | |
|---|--|
| ☐ Recommends Approval | ☐ Does Not Recommend Approval |
| ☐ Forwarded Without Recommendation | ☐ Minutes Not Available |
| ☐ Minutes Attached | |

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

On July 13, 2026, Council adopted a resolution directing the city manager to undertake a review of landscaping requirements, starting with industrial zones. In alignment with the city's healthy strategic outcome and strategic initiative of "develop, protect, manage and conserve our limited water supplies through progressive and effective planning and partnerships" and in anticipation of this resolution, city staff have begun an effort to review the city's landscape requirements. The Uniform Development Ordinance (UDO) requires landscaping for all development. Given current and future predicted water shortages, a collaborative review and revision of these requirements is warranted, first focusing on industrial zones.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

Staff will outline steps taken, initial feedback from the development community and next steps.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- | | | |
|---|--|--|
| ☐ Revenue Impact | ☐ Budgeted Expenditure Impact | ☐ Non-Budgeted Expenditure Impact |
| ☒ Workload Impact | ☒ No Fiscal Impact | |

REVENUE IMPACT

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

Prioritization of this work may impact timing of other UDO amendments.

QUESTIONS FOR COUNCIL

N/A

LEGAL COMMENTS

The city manager shall be responsible to the council for the proper administration of all affairs of the city placed in his charge, and to that end he shall have the power and duty to inform the public concerning plans and activities of the council and city administration. (City Charter Section 7-4(j))

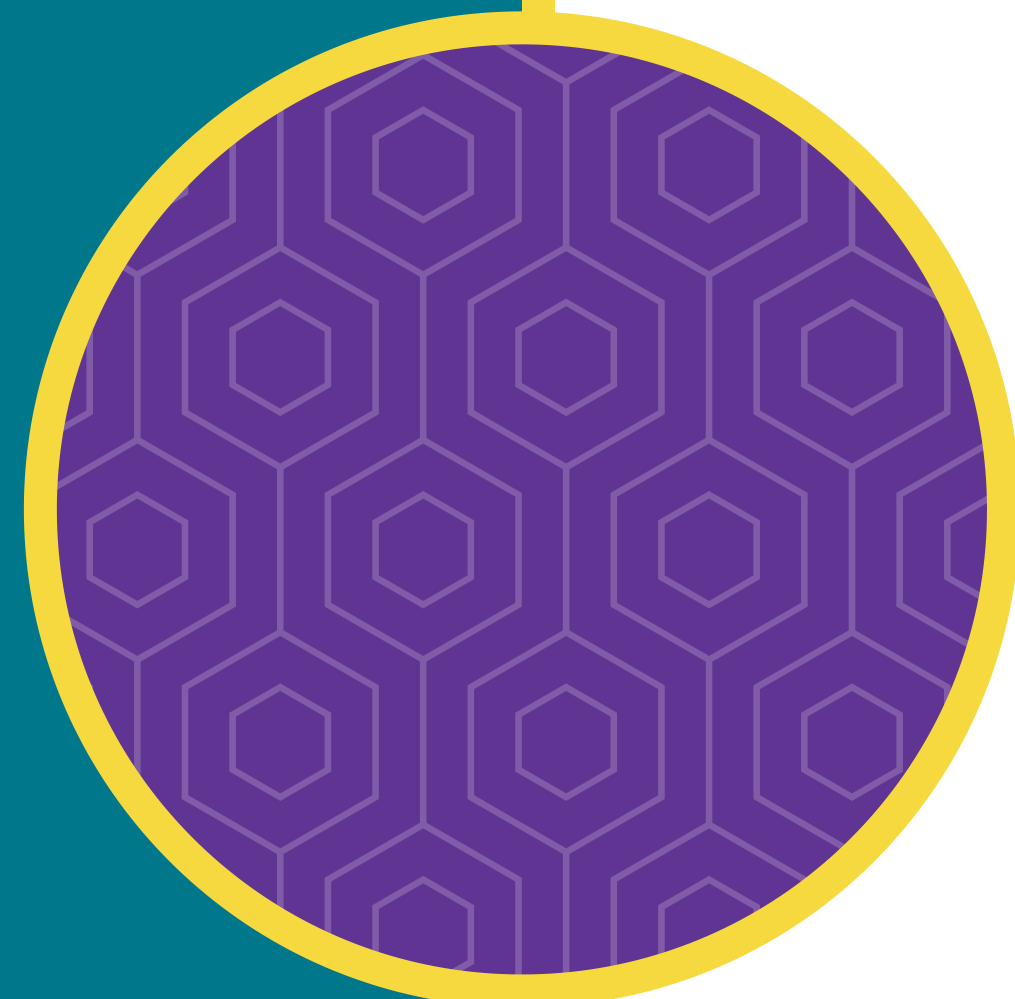
The City Council is the governing body of the City and has the authority to approve amendments to the text of the UDO. (UDO §146-5.1.1.A)

The City Council shall conduct a public hearing on the application. (UDO §146-5.4.1.C.2.c)

Amendments to the text of the UDO shall only be approved if City Council finds that the proposed amendment is consistent with the spirit and intent of the Comprehensive Plan and with other policies and plans adopted by the City Council; and (a) the text amendment is required because of changed conditions or circumstances in all or a portion of the City; or (b) the text amendment is required to address a new or unforeseen threat to the public health, safety, and welfare; or (c) the text amendment is required to promote economic growth and investment that will not create material risks to the public health, safety, and welfare. (UDO §146-5.4.1.C.3.b.i) (McClelland)

Industrial Landscaping UDO Amendments

July 22, 2026





Goals

- Water conservation through smarter landscaping
- Ensuring viability of landscaping
 - Plants native or adapted to our climate
 - Patterns and methods of planting
- Continue mitigating built environment
- Maintain Aurora as a desirable place to live, work and play





Tasks Scheduled to Date

- Multi-departmental site tour (6/26)
- Arid west code research (June – present)
- Outline topic areas; start code revisions (on-going)
- Development Review Advisory Board discussion (7/9)
- Council adoption of Resolution (7/13)
- Majestic Site Visit (7/17)



Areas of Review



- ROW Landscaping (Connecting Aurora work)
- Building Frontage/Internal Site Landscaping
- Parking lots
- Screening



ROW Considerations



- Allow grouping of trees
 - Currently allowed in code
 - Spacing between groups = 150'
 - Need trees of different calipers/ages for viability
- Detached sidewalks on public streets (consistent with feedback in Connecting Aurora)



Building Frontage/Internal Site



- Enhanced landscaping paired with amenities for workers
- Enhancement of any stream/trail corridors on site
- Grouping of trees (caliper/age variation)

Considerations/Questions

- Calculation of number and type of landscaping
- Aesthetics for site (note just hardscaping – native grasses, mulch etc)



Parking Lot Considerations



- Mitigate heat island effect
 - Solar panels
 - Shade structures



Screening Considerations



- Berms with landscaping (grouped)
- Fencing (placement of landscaping)
- Art



Development Review Advisory Board Feedback



- Desire for context-sensitive landscaping, site amenities and sidewalk treatment
- Use of econometrics in code development
- For parking – difficulty in using solar. Desire for options, not mandates.
- Allowance of drip irrigation for establishment of plants.
- Allowance of limited turf for employee break areas.



Next Steps



- July-August – Interviews, research (started in June)
- **First week in August – design charrette on Blue Eagle Site**
- July/August – internal meetings draft and refine code
- **Willing to pilot projects as code is being drafted.**





CITY OF AURORA

Council Agenda Commentary

Item Title: Gas Station Buffers Community Outreach Plan
Item Initiator: Marisa Noble, Planner III, Planning & Business Development
Staff Source/Legal Source: Marisa Noble, Planner III, Planning & Business Development / Lena McClelland, Sr Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Sponsor Name: Councilwoman Amy Wiles, Ward II

Staff Source: Marisa Noble, Planner III, Planning and Business Development / Lena McClelland, City Attorney's Office

Outside Speaker: N/A

Estimated Time: 10 minutes

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- | | |
|--|---|
| ☐ Approve Item and Move Forward to Study Session | ☐ Approve Item as Proposed at Policy Committee |
| ☐ Approve Item and Move Forward to Regular Meeting | ☐ Approve Item as Proposed at Study Session |
| ☒ Information Only | ☐ Approve Item as Proposed at Regular Meeting |
| ☐ Approve Item with Waiver of Reconsideration
<i>Reason for waiver is described in the Item Details field above.</i> | |

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning & Economic Development

Policy Committee Date: 5/27/2026

Action Taken/Follow-up: (Check all that apply)

- | | |
|---|--|
| ☐ Recommends Approval | ☐ Does Not Recommend Approval |
| ☐ Forwarded Without Recommendation | ☐ Minutes Not Available |
| ☒ Minutes Attached | |

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

At the November 12, 2025 Planning and Economic Development (PED) policy committee meeting, staff introduced the topic and provided information about how the city currently regulates gas stations, an overview of area case studies of gas station standards that contain distance buffers, and provided some preliminary maps identifying the number and location of gas stations and underlying zoning restrictions. The committee did not direct staff to move forward with further study or recommendations on the topic at that time. The topic was then brought to the March 25, 2026 PED Meeting where the committee instructed staff to bring this topic back to PED with additional information regarding development applications and maps. These additional items were brought back to PED on May 27th, 2026 where the committee members instructed staff to move forward with the public engagement. Staff is now seeking approval for the public outreach plan to be conducted for the remainder of the year with results expected to reach PED in November.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The intention of the attached minutes and presentation are to relay the current status of the community outreach plan as outlined by staff per the instruction given by PED committee members. Staff will describe the intended stakeholder groups that will be contacted for feedback as well as the general questions and means of contact.

Stakeholder groups include business owners, developers, environmental groups, business-related organizations, and various city organizations. The questions involved will be focused on frequency and distance of new gas stations in relation to existing gas stations, frequency and distance of new gas stations in relation to residential zoning, and frequency and future availability of EV charging stations. Means of contact include an Engage Aurora webpage which will host an informational presentation as well as a survey with the questions above. Also included will be presentations at in-person meetings with various groups along with a Q&A session to follow.

This content can be shared through social media, advertisements in the water bill, a news release, an AuroraTV story, and other methods.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- | | | |
|--|--|--|
| ☐ Revenue Impact | ☐ Budgeted Expenditure Impact | ☐ Non-Budgeted Expenditure Impact |
| ☐ Workload Impact | ☒ No Fiscal Impact | |

REVENUE IMPACT

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

- Are there any other stakeholders that staff should reach out to?
- Are there any specific questions staff should include?
- Are there any desired changes to the community outreach plan before staff move forward?

LEGAL COMMENTS

The city manager shall be responsible to the council for the proper administration of all affairs of the city placed in his charge, and to that end he shall have the power and duty to inform the public concerning plans and activities of the council and city administration. (City Charter Section 7-4(j)) (McClelland)

**PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING
MINUTES**

Date: May 27, 2026

Time: 2:00 pm

Members Present Chair, Council Member Amy Wiles, Vice Chair, Council Member
Françoise Bergan, Council Member Alli Jackson

Others Present Alison Lueck, Becky Hogan, Benjamin Bravenec, Bianca Lopez, Bill
Wichterman, Brad Pierce, Brandon Cammarata, Brenda Kenney, Brian
Rulla, Bruce Dalton, Cesarina Dancy, Chris Fellows, Cindie Perry,
Connor Bailey, Crystal Baca, Daniel Krzyzanowski, Dave Carro, David
Schoonmaker, David Scott, Deborah Bickmire, Ethan Sewald, Jake
Calegari, Jeannine Rustad, Jeffrey Moore, Jeremiah Fettig, Julie
Patterson, Justin Andrews, Kathryn Works, Kelly Bish, Laura Perry,
Leah Ramsey, Lena McClelland, Leticia Callanen, Liz Rogers, Maria
Alvarez, Marisa Noble, Mason Zastrow, McKenna Harford, Melissa
Rogers, Michael Riley, Naomi Colwell, Randi Morritt, Robert Oliva,
Robin Fleischmann, Sarah Wile, Skye Stuart, Stacy Wasinger, Stephanie
Hancock, Stephen E Rodriguez, Steve Timms, Sunny Banka, Taryn
Farber, Tod Kuntzelman, Tom Oldenburg, Trevor Vaughn, Wendy Vue

1. CALL TO ORDER

Chair Amy Wiles called the meeting to order at 2:00 p.m. and noted that Vice Chair
Françoise Bergan and Council Member Alli Jackson were present.

**2. APPROVAL OF APRIL 27, 2026, DRAFT MINUTES–COUNCIL MEMBER
BERGAN**

2.a. The minutes were approved.

3. GENERAL BUSINESS

3.a. Opportunity Zones 2.0 Overview

Summary of Issue and Discussion:

Daniel Krzyzanowski, Interim Planning Manager

Daniel Krzyzanowski outlined a briefing on the federal Opportunity Zones
program. D. Krzyzanowski explained that the program, administered by the Internal
Revenue Service (IRS), is intended to stimulate economic development and job

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creation by providing federal tax benefits for real estate development projects. He noted that the state is limited to nominating 25% of eligible census tracts for the Opportunity Zones 2.0 designation through the Office of Economic Development and International Trade (OEDIT) by a June 30, 2026, deadline, noting the approved maps will remain in place for 10 years.

D. Krzyzanowski presented maps overlaying eligible tracts with existing urban renewal areas, state enterprise zones, and major employment centers. He reviewed staff recommendations across three tiers: very high priority (Fitzsimons, Anschutz, Metro/Town/City Center, and Lowry), high priority (Colfax Corridor, Northwest Aurora, Stanley Marketplace, Center Tech, and Havana), and medium priority (north-central industrial areas, I-225, and Havana).

CM Bergan questioned the program's effectiveness, noting past iterations primarily funded real estate rather than supporting small businesses. D. Krzyzanowski clarified that the federal tool is designed for long-term capital investments in real estate and lacks specific incentives for hiring, unlike state enterprise zones. CM Jackson explored the integration of the Downtown Development Authority (DDA) and the East Colfax Corridor, emphasizing the need to focus on small business and workforce development. CM Bergan added that during the April city lobbying trip, leadership advocated for both sides of the street in the DDA to be eligible for the opportunity zone.

Outcome:

The committee approved moving this item forward to study session.

Follow-up Action:

Staff will add the Opportunity Zones recommendations to an upcoming city council study session agenda.

3.b. SB24-174 Housing and Growth Planning Overview**Summary of Issue and Discussion:**

Daniel Krzyzanowski, Interim Planning Manager

Daniel Krzyzanowski reviewed Senate Bill 24-174, requiring municipalities to adopt specific planning studies into their local comprehensive plans. He highlighted two new statutory requirements for Aurora: a water supply element and a strategic growth element, which mandate an analysis of policies concerning urban sprawl, infill development, and undeveloped greenfield sites.

Jeannine Rustad, Director of Planning and Business Development

Jeannine Rustad emphasized that the state's timeline is insufficient for a city of Aurora's size. She confirmed the department would engage the state to secure the necessary time to ensure thoughtful planning. CM Bergan questioned the funding for the analysis, to which J. Rustad confirmed it is an unfunded mandate. CM Bergan expressed skepticism regarding the state diminishing local home rule

Draft – Subject to Approval

authority and questioned the equity of the state’s exemptions for smaller communities seeking to access Aurora’s municipal water resources. CM Jackson endorsed the strategic alignment of housing and water planning to fulfill the city’s fiduciary responsibility.

Outcome:

Information only.

Follow-up Action:

None required.

3.c. Gas Station Buffer Requirements Discussion**Summary of Issue and Discussion:**

Marisa Noble, Planner III

Marisa Noble outlined current Unified Development Ordinance (UDO) regulations for gas stations, noting 28 applications have been processed since 2020 (with 25 approved, one denied at Havana and Parker, and two under review). M. Noble also reviewed comparative benchmarking from jurisdictions such as Lakewood, Denver, and Louisville regarding half-mile and quarter-mile buffer zones, and highlighted that Aurora currently houses 249 public EV charging stations.

Jeannine Rustad, Director of Planning and Business Development

Jeannine Rustad relayed recommendations from the Development Review Advisory Board (DRAB), proposing buffer exemptions for stations in industrial zones and those attached to major grocery stores. DRAB also recommended requiring sites to be EV-ready with electrical infrastructure rather than mandating immediate charger installation.

Chair Wiles noted the greater difficulty of redeveloping a former gas station site compared with a standard retail building, citing vacant commercial pharmacy properties as an example. CM Bergan cautioned against implementing a half-mile buffer that would restrict major intersections to a single gas station, arguing it suppresses market competition. Chair Wiles countered that limiting gas station density creates space for other amenities and emphasized the need for community engagement. Both CM Jackson and CM Bergan endorsed the DRAB recommendation for EV-ready infrastructure.

Outcome:

The committee directed staff to initiate community and developer engagement regarding the proposed buffers and EV-ready requirements.

Follow-up Action:

Staff will return with an engagement schedule at the June or July committee meeting.

Gas Station Buffers Community Outreach Plan



Staff source: Marisa Noble, GIS Planner III
mnoble@auroragov.org

Planning and Business Development Department





Overview

- PED instructed staff to move forward with this phase in May 2026
- Staff will now outline the plan to engage the public regarding gas station buffers



Targeted Audiences

Business owners and developers

- Gas station owners
- Commercial developers
- Industrial developers
- Businesses along Havana (corridor with many gas stations)
- Businesses along Colfax (corridor with many gas stations)
- Businesses in the City Center area (area with many gas stations)



Targeted Audiences

Environmental groups and related businesses

- Conservation Colorado (general environmental advocacy)
- Treehouse Electric (EV charger installer)
- EVgo Electric (EV charger installer)



Targeted Audiences

Boards and Commissions

- COA Development Review Advisory Board
- COA Business Advisory Board
- COA Citizens Advisory Committee on Housing and Community Development
- COA Planning and Zoning Commission
- COA Oil and Gas Advisory Committee



Targeted Audiences

Business-Related Organizations

- Havana Business Improvement District
- Aurora Chamber of Commerce
- Colfax DDA
- Aurora Economic Development Council



Targeted Audiences

City Departments and Divisions

- COA Park Aurora
- COA Housing and Community Services
- COA Building Inspections
- COA Planning and Business Development (Case Managers / Development Review)



Targeted Audiences

General Public

- Residents and neighborhood organizations
- People who work in Aurora



Questions to Ask

Questions will pertain to the following:

- Frequency and distance of new gas stations to existing gas stations
- Frequency and distance of new gas stations to residential development
- Current and future availability of EV chargers



Methods

Public presentations and Q&A

- City Council member Town Halls
- City boards and commissions meetings
- Chamber of Commerce board and/or transportation committee meeting
- Havana BID member meeting
- AEDC board meeting
- Topic specific public meeting (if warranted?)



Methods

Focus group(s) - targeted business/developer stakeholders

Interviews with stakeholders - targeted businesses/development stakeholders;
environmental and EV installer companies

Short survey (online & print)

EngageAurora.org



Publicity

Social media

Print advertisements in the water bill (if budget and timing allows)[PJ8.1]

News release

City website news item

This is Aurora city newsletter

AuroraTV story

On Havana Street newsletter

Aurora Chamber of Commerce newsletter

City HOA email blast

Targeted Amanda customer email blast (if city leadership feels this is appropriate)



Schedule

July 22

- Return to PED

August 1

- Begin community engagement

October 31

- Conclude community engagement

November

- Summarize feedback and return to PED

Early 2027

- If directed, begin code amendments



CITY OF AURORA

Council Agenda Commentary

Item Title: Housing Code Analysis Update
Item Initiator: Brandon Cammarata, Manager, Planning and Economic Development
Staff Source/Legal Source: Brandon Cammarata, Manager of Current Planning/Lena McClelland, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Housing UDO (Code) Analysis Update

Sponsor name: Francois Bergan

Staff Source/Legal Source: Brandon Cammarata, Manager of Current Planning/Lena McClelland, Assistant City Attorney

Estimated Presentation/Discussion Time: 5/5

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- | | |
|--|---|
| ☐ Approve Item and Move Forward to Study Session | ☐ Approve Item as Proposed at Policy Committee |
| ☐ Approve Item and Move Forward to Regular Meeting | ☐ Approve Item as Proposed at Study Session |
| ☒ Information Only | ☐ Approve Item as Proposed at Regular Meeting |
| ☐ Approve Item with Waiver of Reconsideration
<i>Reason for waiver is described in the Item Details field above.</i> | |

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning & Economic Development

Policy Committee Date: 4/27/2026

Action Taken/Follow-up: (Check all that apply)

- | | |
|---|--|
| ☐ Recommends Approval | ☐ Does Not Recommend Approval |
| ☐ Forwarded Without Recommendation | ☐ Minutes Not Available |
| ☐ Minutes Attached | |

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The UDO was adopted in 2019. With that update, changes were made to accommodate a broader array of housing types. Since then, housing shortages and increased costs of building homes have put pressure on the city to look to more creative ways to foster housing development while maintaining high-quality neighborhoods.

PED approved moving forward with a Housing Code Analysis at its May 8, 2024 meeting; updates have been presented to PED on a monthly basis.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

This project intends to (1) develop approaches in the UDO to increase the percentage of small lots allowed within developing neighborhoods, (2) develop code to enable small lot development in subareas A and B (3) refine design standards to support compact housing projects better (4) achieve these goals in a fashion that balances quality of life and livability expectations of the community.

Staff has met with the PED Committee at most meetings since the project began in the Summer of 2025, providing updates and answering questions and receiving policy direction. Staff has also met twice with the full city council through study sessions.

On July 9, 2026, we held our 5th Developer Roundtable. At this meeting, we revisited the proposed changes and how they are intended to work. We received a number of questions and suggestions that staff will follow up on and provide updates at a follow-up meeting in August. At this follow-up meeting in August, the developers on the round table will have the opportunity to provide staff with any additional findings.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- | | | |
|--|--|--|
| ☐ Revenue Impact | ☐ Budgeted Expenditure Impact | ☐ Non-Budgeted Expenditure Impact |
| ☐ Workload Impact | ☒ No Fiscal Impact | |

REVENUE IMPACT

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

QUESTIONS FOR COUNCIL

N/A

LEGAL COMMENTS

The city manager shall be responsible to the council for the proper administration of all affairs of the city placed in his charge, and to that end he shall have the power and duty to inform the public concerning plans and activities of the council and city administration. (City Charter Section 7-4(j)) (McClelland)



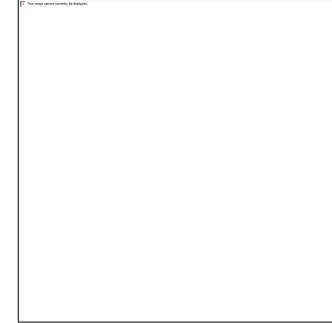
Housing UDO Small Lots Evaluation

HBA Update
July 22, 2026

Small Lots - Evaluation Goals



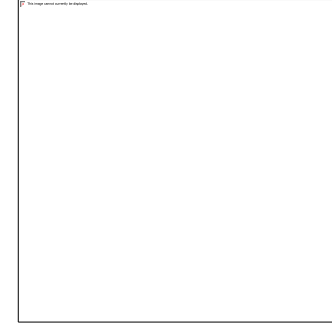
- **Expand opportunities** for compact single-family housing
- Promote the **livability and adaptability** of neighborhoods
- Support the **market's ability** to provide different housing types and price points
- **Make small lot options more broadly available throughout the city**
 - Refine context distinctions of different options and design standards
 - Reconsider the mix and thresholds for how small lot applies to certain projects
- **Improve flexibility** - administrative and planned/discretionary and with “guiding principles”



Small Lots – Where we have been



- Kick off May 28, 2025
- Listening Sessions
- Development Round Tables 1 - 4
- Code Audit
- Council Study Session November 3, 2025 and April 6, 2026
- Monthly PED



Small Lots – Development Categories



Council policy decisions that will guide the update of the UDO will be summarized and presented in the following categories:

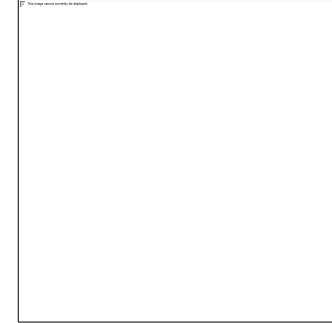
Greenfield

Infill
(Subareas A and B)

Design Standards

Livability principles, including street and pedestrian connectivity, parks/activity centers, public realm/streetscape, and housing product diversity, will be incorporated in each category.

Small Lots – What's Next



- Developer Round Table #5 – July 9
- Follow-up to Round Table #5 – Mid/late August
- Results to Council Study Session – Preparation for Adoption Schedule

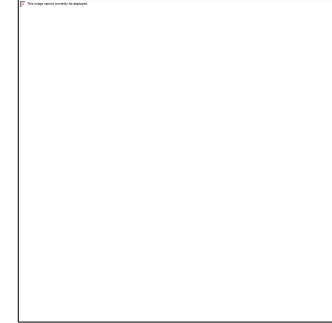
Small Lots – Schedule



Date	Meeting
September 10, 2025	PED Meeting - Update/overview of approach
September 25, 2025	Stakeholder Round Table
October 8, 2025	PED Meeting - Overview of Stakeholder Feedback, code audit and council direction
November 3, 2025	City Council Study Session
November 12, 2025	PED Meeting - Project Update
December - February	UDO draft language / council review
December 16, 2025	Stakeholder Round Table
January 21, 2026	Stakeholder Round Table
January 28, 2026	PED Meeting - Project Update
February 25, 2026	PED Meeting - Project Update
March 25, 2026	PED Meeting - Issues Summary
April 6, 2026	Council Study Session - Issue Summary
April 8, 2026	Planning Commission - Issue Summary
April 27, 2026	PED Meeting - Project Update
July 9, 2026	Developer Round Table 5
Summer 2026	Changes/Issues back to Council
Fall 2026	Adoption Process



Small Lots - Questions



Thank You



CITY OF AURORA

Council Agenda Commentary

Item Title: Comprehensive Plan Amendment to Assign a Placetype Designation to a Property Adjacent to Regis Jesuit High School
Item Initiator: Daniel Krzyzanowski, Interim Planning Manager, Planning & Business Development
Staff Source/Legal Source: Daniel Krzyzanowski, Interim Planning Manager, Planning & Business Development / Lena McClelland, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 8/24/2026

2nd Regular Meeting (if applicable): 9/14/2026

Item requires a Public Hearing: ☒ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Staff Source: Daniel Krzyzanowski, Interim Planning Manager, Planning & Business Development

Legal Source: Lena McClelland, Senior Assistant City Attorney

Estimated time: 10 minutes

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- | | |
|--|---|
| ☐ Approve Item and Move Forward to Study Session | ☐ Approve Item as Proposed at Policy Committee |
| ☒ Approve Item and Move Forward to Regular Meeting | ☐ Approve Item as Proposed at Study Session |
| ☐ Information Only | ☐ Approve Item as Proposed at Regular Meeting |
| ☐ Approve Item with Waiver of Reconsideration
<i>Reason for waiver is described in the Item Details field above.</i> | |

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: (Check all that apply)

- | | |
|---|--|
| ☐ Recommends Approval | ☐ Does Not Recommend Approval |
| ☐ Forwarded Without Recommendation | ☐ Minutes Not Available |
| ☐ Minutes Attached | |

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

N/A

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The Aurora Places Comprehensive Plan provides a placetype designation for all property within the current city limits, as well as within the Planning and Annexation Boundary, with the exclusion of property that falls within another city's limits. The purpose of this designation is to provide general land use and zoning direction for property that may be considered for annexation into Aurora.

The subject 18-acre parcel was within the City of Centennial, but was very recently granted a disconnection (to de-annex) from Centennial. The property owner for the subject parcel is Regis Jesuit High School, whose campus is located within the City of Aurora, with the exception of this adjacent parcel. It is the property owner's intent to apply for annexation into the City of Aurora.

This is an unusual and specific case. Staff recommends the proposed amendment to assign a placetype designation to the now unincorporated property and allow that to guide future land use and zoning recommendations, should the property be annexed into Aurora. Approval of this comprehensive plan amendment does assume or obligate approval of an annexation application by Aurora City Council.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- | | | |
|--|--|--|
| ☐ Revenue Impact | ☐ Budgeted Expenditure Impact | ☐ Non-Budgeted Expenditure Impact |
| ☐ Workload Impact | ☒ No Fiscal Impact | |

REVENUE IMPACT

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does the Committee support the proposed comprehensive plan amendment to assign the "Commercial Hub" placetype designation to the subject property and direct staff to bring forward the amendment for formal adoption?

LEGAL COMMENTS

The City Council is the governing body of the City and has the authority to approve the Comprehensive Plan and amendments to the Comprehensive Plan. (UDO §146-5.1.1.E)

The City Council shall conduct a public hearing on the application. The City Council may approve amendments to the Comprehensive Plan by an ordinance approved by a vote of not less than two-thirds of the entire membership of City Council. (UDO §146-5.4.1.A.2.c)

A Comprehensive Plan amendment shall be approved only if it promotes the long term economic, social, and environmental health of the City and protects the public health, safety, and welfare of the citizens of Aurora. (UDO §146-5.4.1.A.3) (McClelland)

ORDINANCE NO. 2026- ____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING THE 2018 COMPREHENSIVE PLAN TO ASSIGN A PLACETYPE DESIGNATION TO COMMERCIAL HUB FOR A 18.03 ACRE PARCEL LOCATED EAST OF SOUTH LEWISTON WAY, NORTH OF EAST ARAPAHOE ROAD, AND WEST OF S OLATHE STREET (REGIS JESUIT HIGH COMPREHENSIVE PLAN AMENDMENT)

WHEREAS, Section 146-5.4.1.A of the Unified Development Ordinance provides for the adoption of a Comprehensive Plan for the orderly development and redevelopment of the City of Aurora, Colorado (the “City”), and that this plan shall serve to guide the City Council and the Planning and Zoning Commission in their decisions and recommendations in all land use decisions within the City; and

WHEREAS, on October 8th, 2018, the City Council passed Ordinance 2018-37 adopting the 2018 Aurora Comprehensive Plan (the “Comprehensive Plan”); and

WHEREAS, the Comprehensive Plan establishes a land use map providing varying placetypes for City design; and

WHEREAS, on _____, following a public hearing, the Planning and Zoning Commission voted to recommend approval of an amendment to the Comprehensive Plan to assign a placetype designation of Commercial Hub for an 18.03 acre parcel of land adjacent to Regis Jesuit High (the “Property”); and

WHEREAS, Section 146-5.4.1.A of the Unified Development Ordinance provides that City Council amends the Comprehensive Plan by an ordinance approved by a vote of not less than two-thirds of the entire membership of the City Council, provided the amendment promotes the long term economic, social, and environmental health of the City, and that it protects the public health, safety and welfare of the citizens of Aurora.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The Aurora Comprehensive Plan is hereby amended to designate the Property as Placetype Commercial Hub.

Section 2. The amendment to the Comprehensive Plan shall be in the form as filed with the Office of the City Clerk and presented to the City Council at tonight's meeting.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2026.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2026.

MIKE COFFMAN, Mayor

ATTEST:

KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: Lena McClelland

LENA MCCLELLAND, Sr. Assistant City Attorney



**Planning and
Business Development**

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

City of Aurora, Colorado

Proposed Commercial Hub Placetype



Miles 0 0.05 0.1

MEMO

TO: COUNCIL MEMBER AMY WILES, CHAIR PLANNING AND ECONOMIC
DEVELOPMENT POLICY COMMITTEE
COUNCIL MEMBER FRANCOISE BERGAN, VICE CHAIR
COUNCIL MEMBER ALLI JACKSON

FROM: BRAD PIERCE, CHAIR OIL AND GAS ADVISORY COMMITTEE

SUBJECT: OIL AND GAS ADVISORY COMMITTEE SECOND QUARTER 2026 REPORT

DATE: JULY 22, 2026

I am pleased to provide the Second Quarter 2026 Report on the activities of the Oil and Gas Advisory Committee. We had one meeting on Microsoft Teams in the Second Quarter on April 22, 2026.

April 22, 2026 Virtual Meeting on Microsoft Teams:

- Approval of minutes of January 21, 2026 regular meeting.
- Public Comment
 - There was no public comment
- Committee Business Matters
 - Update on ordinance clarifying membership
- Staff provided updates on the following:
 - Permitting - Status of Applications since January 21, 2026
 - Inspections performed in the 1Q and 2Q 2026 on production, pipeline and drilling and completion
 - General Division Updates
 - General information on operators
 - Residential development near oil & gas operations
 - City of Aurora mineral right leasing
 - Civitas merger with SM Energy
 - Business Process Memo
 - ECMC updated their maps on City of Aurora activity
 - Staff tour of Methane Testing Evaluation Center
 - Updated text for Oil and Gas Manual
 - Lowry Ranch update

Our next meeting was held on July 15, 2026 on Microsoft Teams.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Brad Pierce". The signature is written in a cursive, flowing style.

Brad Pierce
Chair, Oil and Gas Advisory Committee

Executive Brief

AURORA VISITOR ECONOMY TRENDS & OUTLOOK

Performance Period: **June 2026**

June 2026 Trends & Outlook

June delivered Aurora's strongest occupancy of the year at 82.2% (+3.5% YoY). ADR eased to \$162.13 (-1.4%), but RevPAR still rose 2.1% as demand outpaced last year. Group and transient demand came back into balance.

The macro conditions turned for the better. Consumer sentiment rebounded from May's record low, gas prices fell after the Iran ceasefire, and inflation is widely read as having peaked in May.

Active wildfires reshaped July 4 across Colorado, and international travel stayed soft heading into a quieter-than-expected World Cup.



Impact Legend

Positive Growth

Flat/ Marginal Change

Negative Change

Positive Growth

Aurora Lodging Performance

Aurora hotels filled more rooms in June and lifted RevPAR, even as rate eased slightly over last month.

June Snapshot

- **Occupancy 82.2%, up 3.5% YoY**
- ADR \$162.13, down 1.4% YoY
- RevPAR \$133.19, up 2.1% YoY
- Highest occupancy month of 2026 so far
- YTD occupancy 69.5%, up 2.5%
- YTD RevPAR \$102.42, up 1.8%; YTD ADR \$147.37, down 0.6%
- Group and transient back in balance (group 46% of room nights)

Why This Matters to Aurora:

June is the clearest sign yet of value-conscious travel reaching Aurora. Rooms filled to their highest occupancy of the year and RevPAR rose 2.1%, even as guests resisted rate and ADR eased. Year-to-date RevPAR is up 1.8%, so the growth trend holds. The number to protect is rate: occupancy is doing the work right now.

*Source: STR via Symphony Tourism Economics, City of Aurora CO+, June 2026; CoStar, Denver Airport/East Hospitality Submarket Report, July 7, 2026

Gaylord Rockies
named #2 hotel
in North America
by Cvent



Flat/ Marginal Change

Who Is Visiting Aurora

Aurora's visitor base is overnight, repeat, and drive-market

- Average stay 2.9 days; 87% of trips are overnight;
 - 45% of visits are repeat trips
- Top origin states: Colorado 31.0%, California 8.2%, Texas 7.4%;
 - Colorado Springs is the top origin metro at 14.0%
- Air arrivals (excluding locals) up 2.7% YTD to 4.2M;
 - Top air origins Phoenix, New York, Houston
- Overnight trip share is running ahead of both 2024 and 2025
 - 37% of visiting households earn \$100K or more

Why this matters to Aurora:

The profile explains June's resilience. Aurora's visitor base is drive-market and repeat-heavy, less exposed to airfare and sentiment swings than fly-in destinations. The 87% overnight share is a sign of strength: overnight guests convert visits into Lodger's Tax.

Source: Azira / U.S. Census Bureau and OAG via Symphony Tourism Economics, May 2026



Flat/ Marginal Change

Inflation & Consumer Sentiment

Sentiment rebounded, gas fell, and inflation likely peaked.

- Consumer sentiment rebounded to 49.5 in June from May's record-low 44.8 on easing gas, still below June 2025's 60.7
- May CPI (released June 10) rose 4.2% YoY, the highest in three years and widely read as the peak
- Energy prices up 23.5% over 12 months; core inflation a more contained 2.9%
- Colorado gas eased to about \$3.69/gal by late June, down from \$4.57 in late May, after the Iran ceasefire
- Recession expectations stayed elevated at 51%, and leisure budgets fell to a \$5,122 average from March's record

Why this matters to Aurora:

The change in direction is encouraging. Cheaper gas and a sentiment bounce ease current pressures on consumer spending. People keep traveling, but budgets are top of mind. Treat the improvement as a floor forming, not a recovery.

*Source: University of Michigan; U.S. Bureau of Labor Statistics; AAA; Future Partners; CADMO Destination Download, July 2026



Flat/ Marginal Change

Independence Day & Fire-Safe Summer

Record July 4 travel met a Colorado summer reshaped by wildfire, with fireworks giving way to drone shows.

- AAA projected a record 72.2M Americans traveling for July 4 week, about 61.4M by car
- Colorado towns including Vail, Durango, Grand Lake, and Steamboat canceled fireworks amid active wildfires
- Many pivoted to drone shows, anchored by the statewide America 250 / Colorado 150 Stories in the Sky series
- Active fires including the Gold Mountain Fire prompted community relief efforts across the state
- The Colorado Stargazing Trail and dark-sky programming launched as fresh summer draws

Why this matters to Aurora:

Travelers are coming in record numbers and most are driving, which favors a drive-market destination with indoor-anchored events. The DMO's job was expectation management: correct event listings, promote drone shows and daytime programming as headline draws, and lean on the fire-safe, drive-market message. Smoke is the one risk that could reach Aurora's outdoor events quickly as the summer progresses.

*Source: AAA; CBS Colorado; Visit Denver; Colorado Tourism Office; CADMO Destination Download, July 2026



Negative Change

International Travel & World Cup

International travel stayed soft in June, and the World Cup is underdelivering for most U.S. host cities.

- Overseas arrivals to the U.S. fell 6.5% in May; year-to-date arrivals down 4.8%
- Europe-to-U.S. advance bookings for July, the World Cup window, are down about 14%
- Roughly 80% of hotels in U.S. host cities report World Cup bookings under forecast
- Canada, Colorado's #1 international market, is rebounding: land arrivals up 15.2% in May
- DEN international passengers down 2.7% in May, though YTD holds slightly positive (+0.4%)

Why this matters to Aurora:

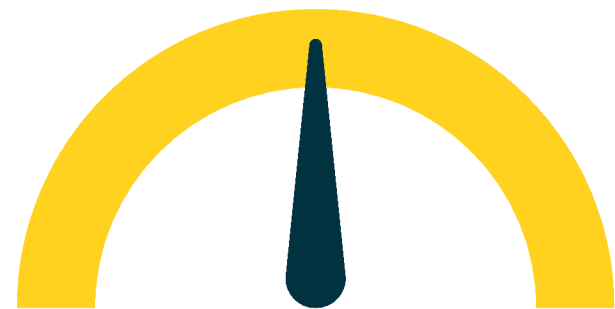
International demand is a headwind, but not Aurora's primary market. Aurora's base is domestic and drive-market, which insulates it from the overseas softness and the World Cup shortfall hitting coastal host cities. The bright spot to lean into is Canada: a recovering top international market and a natural target for Aurora's value-and-access story. Denver is not a host city, so watch only for late World Cup spillover.

*Source: Tourism Economics; Travel Weekly; Hotel News; DEN Air Service Profile, July 1, 2026; CADMO Destination Download, July 2026





Current Status



Stable Market

VISITOR ECONOMY DASHBOARD

Primary Risks

- Rate softness: June ADR eased 1.4% YoY even as occupancy hit a 2026 high
- International travel soft (overseas arrivals down 4.8% YTD) with an underwhelming World Cup
- 1,157 rooms under construction (7.2% of inventory), pressuring future ADR

Market Strengths

- Occupancy hit 82.2%, the highest of the year, with RevPAR up 2.1% YoY
- Macro backdrop improving: sentiment rebounded, gas fell, and inflation likely peaked in May
- Denver dining up 10.1% YoY around July 4; Colorado GDP forecast to outpace the U.S. through 2028

Seasonal Conditions to Watch

- June CPI release to confirm the inflation peak held
- Group booking pace for Q3-Q4 and whether rate stabilizes
- Wildfire smoke and any late World Cup spillover into summer