



# ADAMS COUNTY

**COLORADO**  
BOARD OF COUNTY COMMISSIONERS

Eva J. Henry - District #1  
Charles "Chaz" Tedesco - District #2  
Emma Pinter - District #3  
Steve O'Dorisio - District #4  
Lynn Baca - District #5

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STUDY SESSION AGENDA  
TUESDAY  
February 9, 2021

*ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE*

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|-------------------|---------------------|--|
| <b>11:10 A.M.</b> | <b>ATTENDEE(S):</b> | <b>Jill Jennings Golich / Ryan Nalty / Jen Rutter / Paolo Diaz / Justin Blair / Ariel M. Tolefree-Williams</b>       |
|                   | <b>ITEM:</b>        | <b>Tiny Homes – Potential Regulatory Framework</b>   |
| <b>11:50 A.M.</b> | <b>ATTENDEE(S):</b> | <b>Jill Jennings Golich / Ryan Nalty / Kristin Sullivan / Byron Fanning / Jen Rutter / Chris Chovan / Libby Tart</b> |
|                   | <b>ITEM:</b>        | <b>Advancing Adams Phase 1 Update</b>  |
| <b>1:00 P.M.</b>  | <b>ATTENDEE(S):</b> | <b>Raymond Gonzales</b>  |
|                   | <b>ITEM:</b>        | <b>Administrative Item Review / Commissioners Communication</b>  |

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

\*\*\*AGENDA IS SUBJECT TO CHANGE\*\*\*



## STUDY SESSION ITEM SUMMARY

<b>DATE OF STUDY SESSION:</b> February 9, 2021
<b>SUBJECT:</b> Tiny Homes - Potential Regulatory Framework
<b>OFFICE/DEPARTMENT:</b> Community and Economic Development
<b>CONTACT:</b> Jen Rutter, Development Services Manager and Alan Sielaff, Planner II
<b>FINACIAL IMPACT:</b> None
<b>SUPPORT/RESOURCES REQUEST:</b> None
<b>DIRECTION NEEDED:</b> Decide whether to develop a framework to allow Tiny Home Villages and give direction on the preferred option of three to be presented.
<b>RECOMMENDED ACTION:</b> Direct staff to move forward with Option #2, Develop a New Use with Performance Standards

### DISCUSSION POINTS:

- Discuss background on Tiny Home Villages including purpose, vision, and population addressed
- Three options to discuss:
  - #1 – Planned Unit Development (PUD)
  - #2 – New Use permitted or conditionally permitted in certain zone districts
  - #3 – New Zone District specific to tiny home villages
- Discuss Building and Fire Code considerations
- Discuss Timeline to develop code text amendment



# TINY HOME VILLAGES

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2021 DEVELOPMENT CODE  
TEXT AMENDMENTS

# OVERVIEW

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- Purpose of Tiny Home Villages
- Potential Regulatory Frameworks
- Staff Recommendation
- Potential Timeline

# PURPOSE OF A TINY HOME VILLAGE

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- Safe, dignified, cost-effective transitional housing for people experiencing homelessness
- Communal living has been motivating to make positive changes in lives
- Creates collaborative culture

# VISION

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- Village with tiny home sleeping spaces built on permanent or semi-permanent foundations for residents
- Communal bathrooms, kitchen, and living spaces
- Navigation centers connecting residents to services



# 2020 POINT-IN-TIME COUNT

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- 170 chronically homeless (36%)
- 91 newly homeless (19%)
- 160 unsheltered (34%)

# TINY HOME VILLAGES VISITED COMMUNITY FIRST! VILLAGE (TX)





# TINY HOME VILLAGES VISITED ALBUQUERQUE INDIAN CENTER (NM)



# TINY HOME VILLAGES VISITED BELOVED COMMUNITY VILLAGE (CO)



ADAMS COUNTY  
COLORADO





# POTENTIAL REGULATORY FRAMEWORKS - ZONING

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- Three options:
  - Planned Unit Development (PUD)
    - A custom zone district tailored to the use and its lot
  - New Use
    - “Tiny Home Village” as a new use, which can be permitted or conditionally permitted in different zone districts
    - Can develop performance standards
  - New Zone District
    - A “Tiny Home Village” zone district

# POTENTIAL REGULATORY FRAMEWORKS - ZONING

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## Option I - Planned Unit Development (PUD)

- i. About: Allows for the creation of a customized zone district for a specific property. It is very limited in nature and might be a good way to pilot the program.
- ii. Process: No text amendments are required.
- iii. Implementation: PUDs currently exist in our Development Standards and require a neighborhood meeting and two public hearings, one before the Planning Commission and one before the Board of County Commissioners; there is a multi-step approval process:
  - I. A rezoning application
  - II. A Preliminary Development Plan (PDP)
  - III. Final Development Plan (FDP)

# POTENTIAL REGULATORY FRAMEWORKS - ZONING

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## Option 2 – New Use

- i. About: Would result in a new regulated use to be added to the County's Development Standards. Staff would recommend that tiny homes, as a use, be conditionally permitted in certain zone districts.
- ii. Process: This would require a text amendment to the County's Development Standards and Regulations. Performance standards will also be developed for this new use to ensure potential impacts to the surrounding neighborhood are mitigated. A text amendment can take between two and six months to process, depending on the amount of public outreach desired.
- iii. Implementation: Conditional Use Permits currently exist in our Development Standards and would require a neighborhood meeting and two public hearings, one before the Planning Commission and one before the Board of County Commissioners.



# POTENTIAL REGULATORY FRAMEWORKS - ZONING

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## Option 3 – New Zone District

- i. About: Would result in a new zone district to be added to the County's Development Standards. Similar to the Mobile Home Dwelling District (MH), a Tiny Home Dwelling District (TH) would be created to allow tiny homes as a permitted use.
- ii. Process: This would require a text amendment to the County's Development Standards and Regulations. This option would likely also necessitate the creation of a new use, as indicated in (2.). A text amendment can take between two and six months to process, depending on the amount of public outreach desired.
- iii. Implementation: A property owner may elect to rezone their property to the TH zone district so that tiny homes may be a permitted use. A rezone application requires a neighborhood meeting and two public hearings, one before the Planning Commission and one before the Board of County Commissioners.

# POTENTIAL REGULATORY FRAMEWORKS – BUILDING AND FIRE CODE

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- Performance standards to address the following:
  - Foundation systems
  - Fire suppression
  - Minimum size of structures
  - Energy efficiency



# STAFF RECOMMENDATION

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- Develop a New Use (Tiny Home Village) with Performance Standards (Option #2)
  - Text Amendment process with public outreach
- Research other communal living and transitional housing opportunities



# POTENTIAL TIMELINE – DEVELOPMENT CODE TEXT AMENDMENTS

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- February 2021 – Study Session Board of County Commissioners
- March - April – Public engagement; Study Session with Planning Commission
- May – June – Draft code language, release for public review
- August – Planning Commission Public Hearing
- September – Board of County Commissioners Public Hearing



## STUDY SESSION ITEM SUMMARY

<b>DATE OF STUDY SESSION:</b> February 9, 2021
<b>SUBJECT:</b> Advancing Adams Phase I Update
<b>OFFICE/DEPARTMENT:</b> CEDD
<b>CONTACT:</b> Libby Tart, Byron Fanning, Chris Chovan
<b>FINANCIAL IMPACT:</b> No additional financial impact
<b>SUPPORT/RESOURCES REQUEST:</b> Informational Update
<b>DIRECTION NEEDED:</b> N/A
<b>RECOMMENDED ACTION:</b> N/A

### **DISCUSSION POINTS:**

This study session is planned to provide an update on the Advancing Adams planning process that encompasses the Comprehensive Plan, Parks Open Space and Trails Master Plan and Transportation Master Plan. Staff will provide the BOCC with updates on Phase I of the planning process with a PowerPoint presentation.



- **Single bullet points summarizing the pertinent information Commissioners will be informed of, or the action needed from the Commissioners.**
- Updates on each plan
- Updates on the 5 Corridors
  - Pecos Street
  - Federal Boulevard
  - Washington Street
  - 120<sup>th</sup> Avenue
  - 104<sup>th</sup> Avenue
- Recent Focus Group and Public Feedback Summary
- Next Steps

ADVANCING **ADAMS**  
PLANNING FOR A SHARED FUTURE



# What Is Advancing Adams and Where Are We?

- The *Comprehensive Plan*, *Transportation Plan*, and *Parks, Open Space, and Trails* Master Plans are foundational “big picture” documents
- These updates envision the future of the County over the next 20 years
- Key Themes and Values
- Finishing up Phase 1 next month
- Phase 2 continues through 2021

# Key Themes

## *Comprehensive Plan*

- Community and Housing
- Natural Environment
- Built Environment and Connections
- Economic Development
- Cultural Heritage

## *Transportation Master Plan*

- Prioritized recommendations for all modes:
  - *Driving, walking, biking, transit, freight*
- Strategically upgrading rural roads
- Innovation/emerging mobility
- Managing growth
  - *Transportation Demand Management*
- Improve safety
- Strategic, fiscally-minded investments
- Key corridors

## *Parks, Open Space, and Trails Master Plan*

- Natural Resource, Agricultural and Wildlife Habitat Protection and Enhancement
- Outdoor Recreation and Creative Gathering Places
- Partnerships, Regional Coordination and Stewardship
- Dynamic Trail Connections
- Equitable Park Distribution

# Outreach Efforts

- Briefings
- Interviews
- Focus Groups
  - Outdoor Recreation and Programming, Open Space Funding, Agriculture – Heritage and Preservation, Pecos Corridor, Federal Corridor, Housing
- Public Outreach Events
  - First round held early December to late January
  - **Virtual Live Event** held February 8<sup>th</sup> via Video and Survey on the *Advancing Adams* webpage; Continues for additional Two Weeks; Targeted to English and Spanish Speakers



# Outreach Efforts

- Youth Workbook
  - Launched early January
- Survey (on-going)
- “Meet People Where They Are”
- Additional Activities from Communications Staff
  - Press Release
  - Social Media
  - Newsletter

# Phase 1 Summary

- Highlights from Each Plan Update
- Five Corridors
  - Federal, Pecos, Washington, 104<sup>th</sup>, 120<sup>th</sup>
- Analysis of the Natural Habitat at Six Properties
- Park and Open Space Gaps Findings

# Comprehensive Plan



# Phase 1 Summary – Comprehensive Plan

## VALUE LENS CONSIDERATIONS

EQUITY:

SUSTAINABILITY:

LIVABILITY:

Habitat restoration

Providing recreation access in urban areas

Progressive agriculture practices

Access to local food

Diversifying population

Reducing irrigated areas

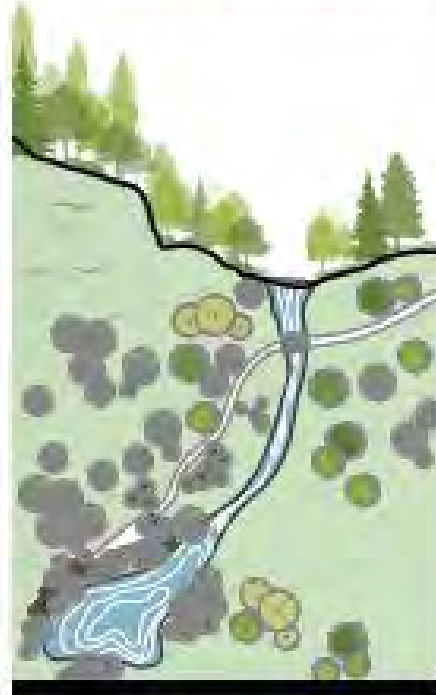
Access to parks and open spaces

Environmental justice

Mitigation for noise and air pollution

Quality work environments

## Adams County Transect



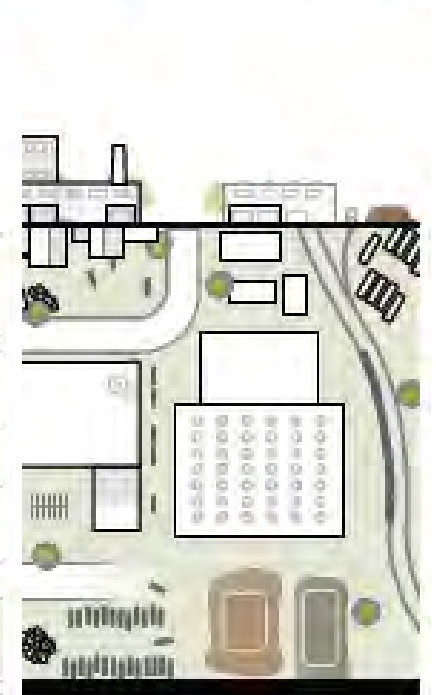
NATURAL



RURAL



SUBURBAN



INDUSTRIAL

# Phase 1 Summary – Comprehensive Plan

## 20-Minute City



**20-Minute City Inner Ring**

One mile radius, 20-minute walking distance

**20-Minute City Outer Ring**

20 to 30-minute driving distance

# Transportation Master Plan





# Phase 1 Summary – Transportation Plan

- TrendLab+ Analysis
- Identification of Barriers to Multimodal Travel
- Safety Performance (2013-2018)
  - Over 16,400 crashes – 137 involved a pedestrian; 59 involved a bicycle
- Nearly 60 miles of Sidewalk Gaps (13 miles within unincorporated areas)
  - Some Existing Sidewalks Lack ADA Compatibility or Do Not Meet Minimum Widths
  - Opportunity to Improve Through Comprehensive Plan Goals, Policies, etc.

# Phase 1 Summary – Transportation Plan

- Bicycle Lane Network – 31 miles
  - Almost all within incorporated areas
- Trail Network – over 385 miles
  - Includes the “Big Four”: Little Dry Creek, Clear Creek, South Platte, Niver Creek
  - Trails Are Not Just for Recreation
- Transit
  - 45 Total Routes – Local Bus, Regional Bus, and Commuter Rail Make Up 87% of All Service
- Challenge and Opportunity Areas
  - Southwest Adams
  - Central Adams County
  - Western Edge of Commerce City  
(convergence of highways and railroads)
  - 104<sup>th</sup> Avenue
  - 120<sup>th</sup> Avenue
  - SH 7

# **Parks, Open Space, and Trails Plan**



# Phase 1 Summary – POST Plan

- Existing Conditions Report Highlights
  - Started with 2012 Plan
  - Focus Groups and Stakeholder Interviews plus Public Outreach
  - Gap Analysis
  - Analysis of Needed Trail Connections
  - Looking at Partnerships and Opportunities
  - Prepping Analysis of Outdoor Recreation Trends and County Needs

## Phase 1 Summary – POST Plan

- Natural Habitat Health at Six Key Properties
  - Riverdale Regional Park, Lowell Ponds, Clear Creek Bottomlands, South Platte River and Clear Creek Confluence, Hazeltine Mine Open Space, and Willow Bay
- Major Waterways (Clear Creek and South Platte River) are main areas of concentration
  - In concert with the Five Corridor Analysis outlined in the Comprehensive and Transportation Master Plan Updates

# What We Heard from You in October

- Connectivity and Regionalism
  - Equine Trail Connection between Riverdale Park and NWC in Denver
  - Trail Connectivity (specifically, along E470 in Arapahoe & Douglas Counties)
- Pedestrian Safety and Friendliness
- Revision of TMP Mission Statement

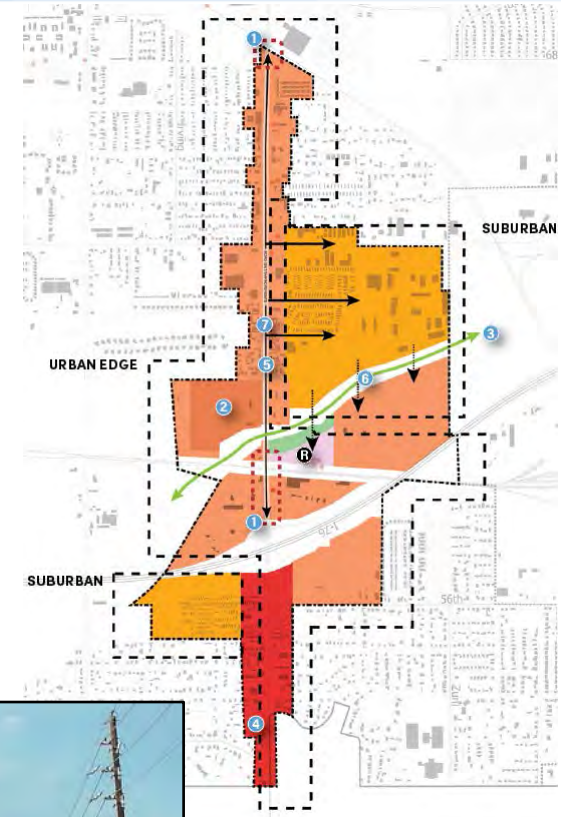


# The Five Corridors



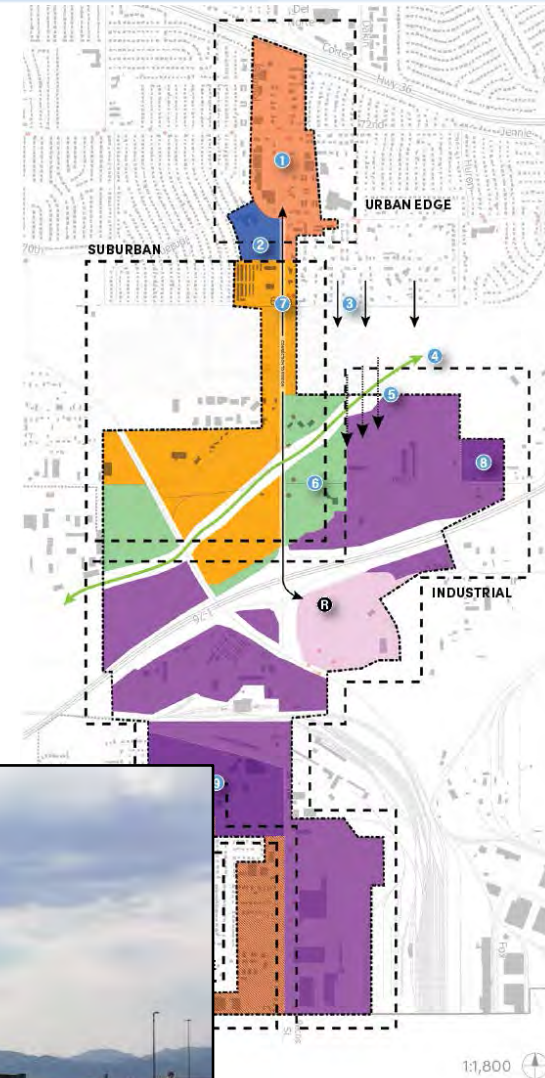
# Five Corridor Summaries – Federal Boulevard

- Comprehensive Plan
  - Zoning and Land Use Compatibilities
  - Environmental Impacts
  - Auto-Dominated w/ Higher Bus Ridership
  - In need of Wayfinding, Character, and Image
- TMP
  - Inadequate Pedestrian Connectivity and Accessibility
  - Virtually no Bicycle Infrastructure
- POST
  - Better connectivity to Clear Creek Regional Trail
  - Limited Parks and Open Space



# Five Corridor Summaries – Pecos Street

- Comprehensive Plan
  - Disjointed Corridor w/ Lack of Cohesive Land Uses & Transitions Between
  - Old Landfill & Mining Uses Create Challenges
  - Opportunities for Creating Wayfinding, Character, and Identity
- TMP
  - Significant Freight Corridor
  - Railroad and Highway Barriers
  - Lack of Multimodal Connectivity & Pedestrian Walkability
- POST
  - Connection between Clear Creek Trail and Pecos Station RTD station is desired
  - Lack of Trail Access and Park Spaces



# Five Corridor Summaries – Washington Street

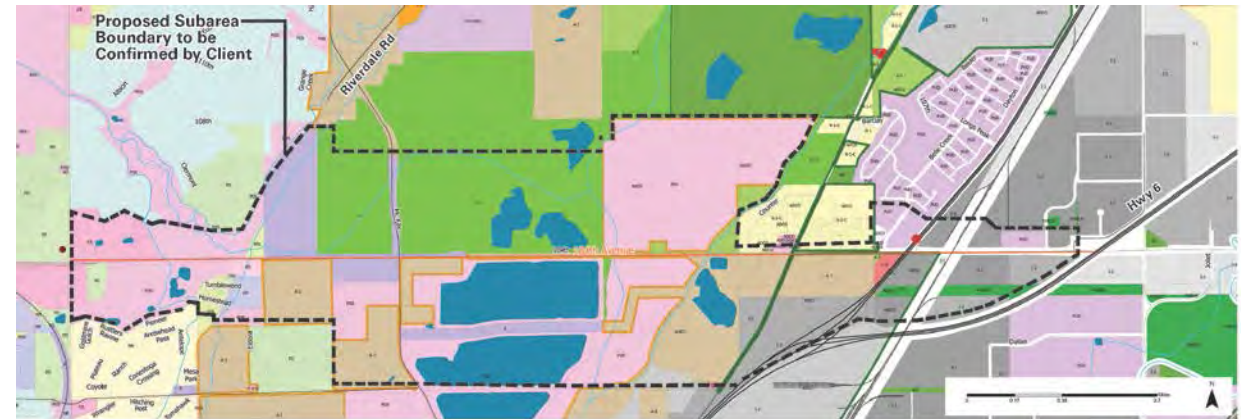
- Comprehensive Plan
  - Three Districts – Thornton Area, Welby, Light Industrial Area to Denver
  - Opportunities for Placemaking, Character, and Identity
  - Safe Connections for Ped & Bike Access to Trails Are Lacking
- TMP
  - Auto-centric
  - Excessive Capacity based on Traffic Volumes
- POST
  - Better connectivity to Clear Creek Regional Trail
  - Safe connections for Pedestrian and Bicycle Access to Trails are Lacking





# Five Corridor Summaries – 104<sup>th</sup> Avenue

- Comprehensive Plan
  - Unincorporated Area is Suburban, Open Space
  - Majority of Corridor is in Municipalities
  - High Volume Corridor
- TMP
  - Reallocation of “curb-to-curb” space to accommodate all modes
  - Lacks Multimodal Opportunities
  - Important connection to DIA
- POST
  - Safer trail connection from Belle Creek neighborhood to South Platte Regional Trail



# Five Corridor Summaries – 120<sup>th</sup> Avenue

- Comprehensive Plan

- Zoning & Land Uses are Suburban Open Space
- Envisioned for Greater Demand as E-W Connection
- Needs Wayfinding, Placemaking, and Identity

- TMP

- Potential Scenic Trail Loop connecting Open Space & Trails
- Needs a Common Roadway Vision

- POST

- Enhance the Assets at Riverdale Regional Park
- Safer Connection needed across US 85 & UPRR to the South Platte Regional Trail and Riverdale Regional Park





# Next Steps



## Spread The Word!

- Watch the Video from Last Night's Public Meeting
- Check Out the StoryMaps Posted on the Website
- Take the Survey
  - Closes February 16<sup>th</sup>
- Share the Youth Workbook
  - Closes February 16<sup>th</sup>
- We will share links to the Video and Youth Workbook later today

# Discussion/Questions

[www.advancingadams.org](http://www.advancingadams.org)

