



ADAMS COUNTY

COLORADO
BOARD OF COUNTY COMMISSIONERS

Eva J. Henry - District #1
Charles "Chaz" Tedesco - District #2
Erik Hansen - District #3
Steve O'Dorisio - District #4
Mary Hodge - District #5

STUDY SESSION AGENDA
TUESDAY
July 25, 2017

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE.

- | | | |
|-------------------|---------------------|--|
| 10:00 A.M. | ATTENDEE(S): | Norman Wright / Kristin Sullivan / Nana Appiah / Jen Rutter |
| | ITEM: | Adams County Development Standards and Regulations Amendments |
| 10:30 A.M. | ATTENDEE(S): | Norman Wright / Kristin Sullivan / Jen Rutter |
| | ITEM: | Monthly Oil and Gas Update |
| 11:30 A.M. | ATTENDEE(S): | Norman Wright / Kristin Sullivan / Tricia Allen |
| | ITEM: | ACED 2nd Quarter Annual Work Plan Review |
| 12:00 P.M. | ATTENDEE(S): | Raymond Gonzales |
| | ITEM: | Administrative Item Review / Commissioner Communications |
| 12:30 P.M. | ATTENDEE(S): | Heidi Miller |
| | ITEM: | Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding Bargaining Policies |
| 1:30 P.M. | ATTENDEE(S): | Heidi Miller |
| | ITEM: | Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Negotiation Discussions Regarding Marijuana Sales Tax |

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

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION AGENDA ITEM

DATE: July 25, 2017
SUBJECT: Amendments to the Adams County Development Standards and Regulations
FROM: Norman Wright, Director of Community and Economic Development
AGENCY/DEPARTMENT: Community and Economic Development
ATTENDEES: Norman Wright, Kristin Sullivan, Nana Appiah, Jen Rutter
PURPOSE OF ITEM: To provide a status update of amendments to the County's Development Standards and Regulations and on-going traffic impact fee studies
STAFF RECOMMENDATION: Continue with work plan

BACKGROUND:

The Board of County Commissioners (BoCC) at a study session on July 19, 2016, provided direction to the staff of the Community and Economic Development Department to review the County's Development Standards and Regulations and make policy change recommendations. The BoCC specifically directed staff to review the County's traffic impact fees, including conducting a study of oil and gas activities traffic impact fees. The Board also directed staff to conduct a legal and landscape review to identify potential conflicts in the County's Development Standards and Regulations. At the study session, the BoCC also authorized staff to hire a consultant to assist with the study.

On November 10, 2016, the County posted a request for proposals to solicit bids from consultants to conduct the traffic impact fee study, as well as a legal and landscape review of the County's Development Standards and Regulations. After thorough evaluations of the bids, staff recommended to the BoCC to award a contract to TischslerBise. On March 21, 2017, the County awarded the contract.

The purpose of this study session is to provide an update of the project plan to the BoCC, as well as upcoming public meetings. Staff will also provide an update of the current review of the Development Standards and Regulations being conducted by County staff.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office
Public Works Department

ATTACHED DOCUMENTS:

Draft Public Outreach Plan

FISCAL IMPACT:

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

Fund:

Cost Center:

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			<hr/>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<hr/>


New FTEs requested: YES NO

Future Amendment Needed: YES NO

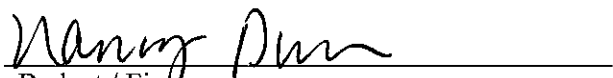
Additional Note:

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:



Raymond H. Gonzales, Interim County Manager



Nancy Dun, Budget / Finance



Bryan Ostler, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager

Proposed Public Outreach:

Public Outreach for Traffic Impact Fee Study and Oil and Gas Development Code Amendments	
Date	Location
8/9/17	Eagle View Adult Center
8/16/17	Eagle View Adult Center
8/21/17	Eagle View Adult Center

Development Code Amendments

Community and Economic Development

Nana Appiah



Background

- July 19, 2016 Study Session:

- Consultant Services:
 - Regional Traffic Impact Fees
 - Legal Review to Identify Potential Conflicts
 - Agricultural Support Businesses
 - Landscape Regulations

- Development Code Amendment Committee (DCAC)
 - Changes to reflect current functions of Departments
 - Ambiguity of certain regulations, and minor changes

- Current trends and District Plan changes

Project Status

Project	Status
Changes to reflect functions of Departments	Completed, December 2016
Traffic Impact Fees, Landscaping, and Legal Review	On-going
Remove ambiguity and changes	Scheduled PC and BoCC Public Hearings
4. Changes emanating from the District Plan	On-going (Ag Innovation Specialist Hired)

Traffic Impact Fees (Oil and Gas)

- Hired a Consultant in March, 2017
- Data Collection and Meetings
- Public Outreach in August:

Date	Time	Location
8/9/17	6-7:30 p.m.	Eagle View Adult Center
8/16/17	6-7:30 p.m.	Eagle View Adult Center
8/21/17	6-7:30 p.m.	Eagle View Adult Center

Traffic Impact Fees (General)

Legal Review of Code

Landscaping Review

- Hired a Consultant in March, 2017
- Data Collection and Meetings
- Preparing Public Outreach Plan and Strategy

Remove Ambiguity and Changes

Scheduled Dates

- Planning Commission Hearing Date: July 27, 2017
- BOCC Hearing Date: August 15, 2017

Remove Ambiguity and Changes

- Change in name of Transportation Dept to Public Works
- Decreasing setback requirements
- Replacing Special Use Permit with administrative approval for sales and construction trailers
 - Based on BoA recommendation
- Connectivity requirements for commercial development
- Revisions to Chapter 9 to conform to State (stormwater) requirements
- Definitions to Chapter 11

Decreasing Setback Requirements

Decreasing setback requirements for principal structures:

Zone District	Existing Requirements (Front and ROW Setback)	Proposed Requirements (Front and ROW Setback)	Existing Requirements (Side Corner)	Proposed Requirement (Side Corner)
R-4	50	25	50	25
C-0, C-1, C-2, C-3, C-4, C-5	50	25	50	25
I-1, I-2, I-3	50	25	50	25

Sales and Construction Trailers

- Administrative approval, instead of a Special Use Permit
 - Based on recommendation of the BOA
- Located within or adjacent to its associated development project
- Expire one year from date of approval, unless renewed
- All other performance standards remain unchanged

Connectivity and Access Management

- Proposed non-residential developments to provide connectivity to adjoining non-residential properties
- Clarify permit requirements for curb openings and driveway width
- Specify percentage of property frontage that can be used for driveways

Revisions to Chapter Nine

Registration of ponds into a State-website

- Ponds to be designed to drain within 72 hrs

General requirements to prevent illicit discharges (County-Wide)

CDPHE MS4 Permit findings/lessons learned

- Removal of list of Adams County Stormwater regulatory inspections
 - Moved to SOPs
- Standardize Enforcement Procedures between Chapter 1 & 9 of the Code
- SWQ Permits are not required for projects outside the MS4 area
- Requirements for BMPs built outside the MS4 area for projects in MS4

Revisions to Chapter Nine

Adams County's MS4 permit renewal requirements

- Options and alternatives to meet minimum post-construction design standards.
- Additional exemptions now allowed by State to Post-construction regulations

Sustainable environmental practices.

- General concepts for Low Impact Development

Storm drainage infrastructure

- General clarification of public vs. private storm drainage ownership
- Adoption of clearances/distance requirements for utilities and/or pollution sources
- Disallowing parking lots to be used as a detention facility
- Disallow new retention ponds due to conflict with Water Right's regulations

Definitions

- Best Management Practices
- Construction Activities
- Construction Trailer
- Sales and Office Trailer
- Pollutant
- Redevelopment
- Open Space, Active
- Vehicle
- Stormwater
- Impervious Area
- Water Quality Control Volume
- Illicit/Illegal Discharge

Conclusion

Receive directions on the proposed project plan



STUDY SESSION AGENDA ITEM

DATE: July 25, 2017	
SUBJECT: Oil & Gas Water Well Testing Program	
FROM:	Norman Wright, Director Kristin Sullivan, Deputy Director Jen Rutter, Senior Environmental Analyst Chris LaMere, Oil & Gas Liaison
AGENCY/DEPARTMENT: Community & Economic Development	
ATTENDEES: Norman Wright, Kristin Sullivan, Jen Rutter, Chris LaMere	
PURPOSE OF ITEM: To provide an update to the Board on the progress made developing a water well testing program in cooperation with the Tri-County Health Department.	
STAFF RECOMMENDATION: To move forward with program development.	

BACKGROUND:

Staff will present a proposal for a Water Well Sampling Program, which would provide follow-up testing for property owners with water wells near oil and gas development. The Adams County Oil and Gas Memorandum of Understanding requires operators to provide baseline water well testing for property owners within ½ mile of their proposed oil and gas facility. This program would provide a follow-up water well test, with the Tri-County Health Department performing the well sampling, transporting the sample to a laboratory, and interpreting the results for the property owner.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney
Outside Council for Oil & Gas
Tri-County Health Department

ATTACHED DOCUMENTS:

PowerPoint presentation

FISCAL IMPACT:

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

Fund: 1

Cost Center: 1082.7685

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			\$100,000
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$100,000


New FTEs requested: YES NO


Future Amendment Needed: YES NO

Additional Note:

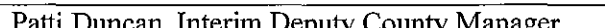
APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:


Raymond H. Gonzales, Interim County Manager


Budget / Finance


Bryan Ostler, Interim Deputy County Manager


Patti Duncan, Interim Deputy County Manager

Well Water Testing Program

Community and Economic Development

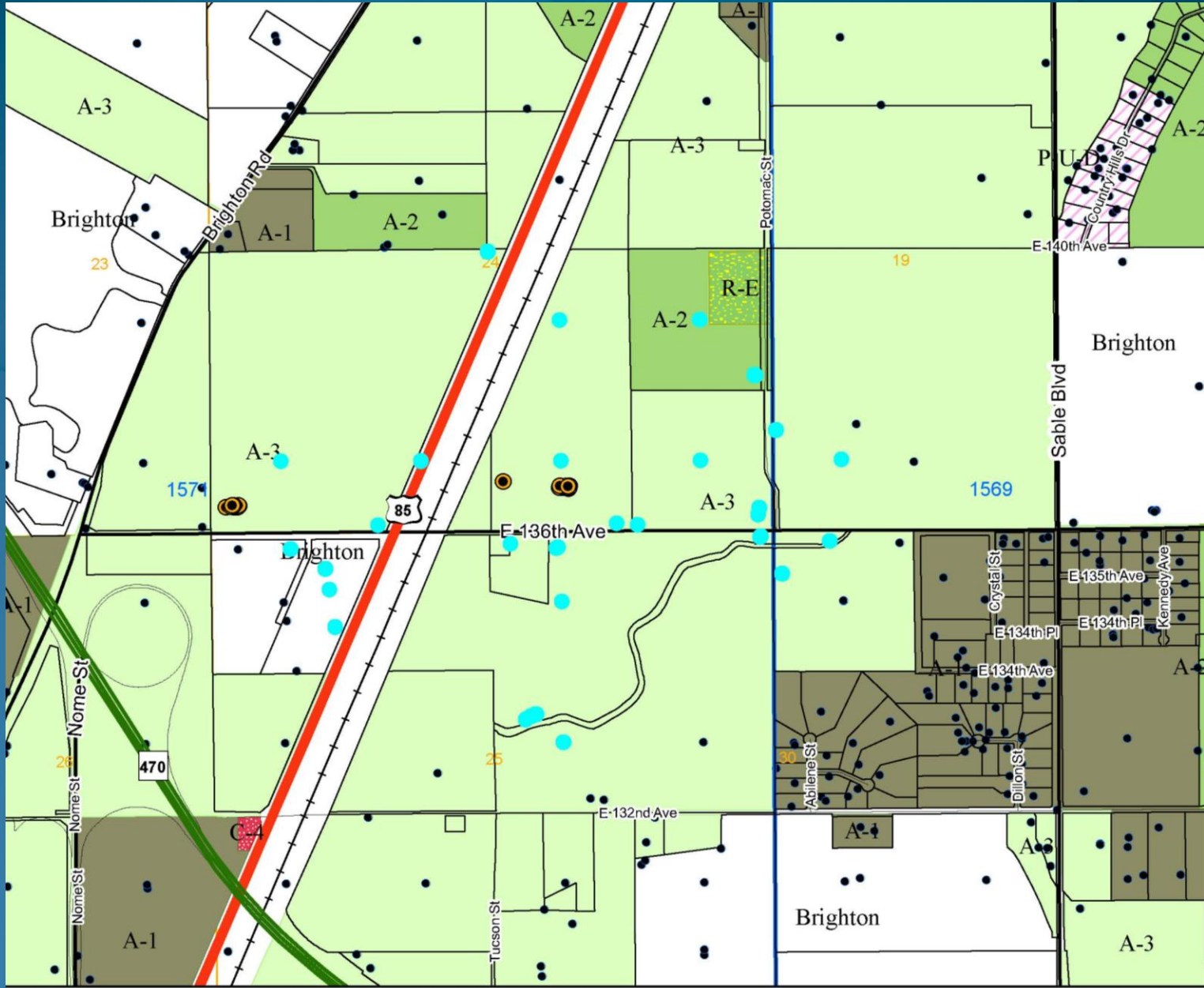


Objective

- Provide a water well sampling program that will aid in determining potential impacts to water wells in unincorporated Adams County from oil & gas development.

Current Sampling Requirements

- Adams County MOU:
 - Baseline testing of water wells located within ½ mile of a proposed oil and gas well, upon request of the property owner.
 - Use method from COGCC Rule 609



LEGEND

- ★ Special Zoning Conditions
 - 3 Section Numbers
 - Railroad
 - Major Water
 - Zoning Line
 - Sections
- Zoning Districts**
- A-1
 - A-2
 - A-3
 - R-E
 - R-1-A
 - R-1-C
 - R-2
 - R-3
 - R-4
 - M-H
 - C-0
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - I-1
 - I-2
 - I-3
 - CO
 - PL
 - AV
 - DIA
 - P-U-D
 - P-U-D(P)
 - Airport Noise Overlay

Ward - Schaefer

Registered Water Wells in 1/2 Mile: 50



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

Proposal

- Partner with Tri-County Health to provide follow-up water well tests.
- Three test types:
 - 1) COGCC Sampling and Analysis Protocols
 - 2) CDPHE Drilling Baseline Package
 - 3) CDPHE Drilling Baseline Package & Weld County VOCs

Test Type 1 - COGCC Sampling and Analysis Protocols

- Uses protocols outlined in COGCC Rule 609
- “Rigorous, demanding, extensive time and resources” (TCHD)
- Sample time is estimated at two (2) hours per site
- Laboratory Cost: \$613.50 to \$1,436.50
 - Depends on initial test results and if additional analyses are required (bacteria identification, gas isotopes)

Test Type 1 - COGCC Sampling and Analysis Protocols

- Advantages:
 - Direct comparison to original sample taken
 - Legal integrity
- Disadvantages:
 - Time to collect samples
 - Cost for laboratory analysis

Test Type 2 - CDPHE Drilling Baseline Package

- Uses protocols for CDPHE's Baseline Drilling Tests
 - *17 parameters reported numerically*
 - *26 VOCs reported as present / not present*
- Sampling protocol requires 30-60 minutes per site
- Laboratory Cost: \$265.00

Test Type 2 - CDPHE Drilling Baseline Package

- Advantages:
 - One laboratory for all analyses
 - Easy sampling process
 - Lower cost
- Disadvantages:
 - If positive for VOCs, follow-up testing required at a cost of \$63 per analysis
 - Not comparable to COGCC baseline test

Test Type 3 - CDPHE Drilling Baseline Package & Weld County VOCs

- Uses protocols for CDPHE's Baseline Drilling Tests and Weld County's VOC analysis
 - *17 parameters reported numerically*
 - *59 VOCs reported numerically*
- Sampling protocol requires 30-60 minutes per site
- Requires two (2) Chain of Custody Forms
- Laboratory Cost: \$300.00 (plus \$33.50 for shipping)

Test Type 3 - CDPHE Drilling Baseline Package & Weld County VOCs

- Advantages:
 - Easy sampling process
 - Numerical VOC results
 - Lower cost
 - Used by Weld County
- Disadvantages:
 - Not directly comparable to the COGCC baseline test

Labor Cost

- Tri-County Health employees will be responsible for:
 - Collection of samples from water wells
 - Delivery of samples to laboratory
 - Communication of results to property owners
- Estimated labor cost at rate of \$55/hour with an estimated 2.5 – 3.5 hours (including travel time) for each sample.

Per Sample Comparison Table

Test Type	Parameters	Sample time	Sample Cost	Labor Cost	Total Cost
Test Type 1	Anions/cations, gases, metals, BTEX, TPH, bacteria, isotopic gas composition	120 Minutes	\$1,436.50	\$55/hour x 3.5 hours = \$192.50 (includes travel time)	\$1,629.00
Test Type 2	Anions/cations, metals, uranium; Screen for 26 VOCs	30-60 Minutes	\$265.00	\$55/hour x 2.5 hours = \$137.50 (includes travel time)	\$402.50
Test Type 3	Anions/cations, metals, uranium; Numeric results for 59 VOCs	30-60 Minutes	\$300.00 + \$33.25 (shipping)	\$55/hour x 2.5 hours = \$137.50 (includes travel time)	\$470.75

BTEX – Benzene, toluene, ethylbenzene, xylene

TPH – Total petroleum hydrocarbons

VOCs – Volatile organic carbons

Recommendation

- Test Type 1
 - Offered to property owners who received the initial baseline test
 - Baseline is defined as prior to drilling of first well
 - Provides the most robust and legally defensible results when compared to the baseline test
- Test Type 3
 - Offered to property owners who did not receive the initial baseline test
 - Provides an option to verify the quality of their water source

Recommendation

- Suggested Qualifications for Testing:
 - Water well is required to be registered through the Division of Water Resources
 - One test per water well (does not include operator baseline test)
 - Located within $\frac{1}{2}$ mile of the surface location of an oil and gas facility

Proposed Budget

- Budget (annual): **\$100,000**
- This would allow for:
 - Approximately 61 “Option 1” tests
 - Approximately 212 “Option 3” tests



STUDY SESSION AGENDA ITEM

DATE: July 25, 2017
SUBJECT: 2ndQTR Update on the ACED 2017 Plan of Work
FROM: Tricia Allen (ACED staff)
AGENCY/DEPARTMENT: ACED
ATTENDEES: Tricia Allen / Kristin Sullivan
PURPOSE: Status Update – Annual Plan of Work
STAFF RECOMMENDATION: Informational only

BACKGROUND:

Per the Professional Services Agreement, ACED is required to meet with the Board of County Commissioners to discuss its Annual Work Plan and providing quarterly status updates on achieving the scope of services identified in the Professional Services Agreement.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Economic Development

ATTACHED DOCUMENTS:

Presentation

FISCAL IMPACT:

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

Fund:

Cost Center:

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			\$131,516
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: YES X NO

Future Amendment Needed: YES X NO

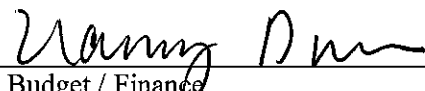
Additional Note:

APPROVAL SIGNATURES:


APPROVAL OF FISCAL IMPACT:



Raymond H. Gonzales, Interim County Manager



Budget / Finance



Bryan Ostler, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager



2017 Plan of Work

July 25, 2017

Business Retention and Expansion

BRE Visits 2nd Qtr 2016

	2 nd QTR 2017	1st QTR 2017	YTD Totals
Visits	25 Visits	11 Visits	36 Visits (GOAL: 100)
Jobs	2,335	121	2,456
Capital Investment	\$4M	\$15M	\$19M

Business Retention and Expansion

Business Retention & Expansion 2nd Qtr 2017

Companies Visited

Agfinity
Atlas Roofing
Balistreri Vineyards
Birko

Blue Bear Waste
Boyers Coffee
BriteStreet
Bruz Beers
BSI
Cabinet Warehouse
Deltech Furnaces
Denver Machine Shop
Ecosystems

Elite Construction
Empire Staple Company
First Transit
Fix-It 24/7

Glo Skin Care
Goodwill
Google
Grower's Organic

H&H Metals
Kiosk Innovations
LED Lighting Specialists
M+M Industries
Merritt Trailers
MTech Mechanical
Nations Roof
Nationwide Fabrication
Nexus Corporation

Packaging Express
RK Mechanical
Rock Island Railroad
Sanders and Johnson Heating & Cooling
St. Anthony North Health Campus
Sunshine Plumbing, Heating & Air



Business Retention and Expansion

Business Retention & Expansion
2nd Qtr 2017

Challenges Raised and Being Addressed by
ACED

- Access to Capital
- Workforce - finding and keep it!



Business Retention and Expansion

Company Closures/Job Losses 2nd Qtr 2017

	2 nd QTR 2017		
Company	Jobs	Closed, Relocated or Downsized?	Reason
Sierra Detention Systems	70	Closed	Owner would not return calls

Primary Employment Attraction

Prospects, New Businesses and Incentives 2nd QTR 2017

	2 nd Qtr 2017	1st QTR 2017	YTD Totals
# of New Prospects	32	22	54
Company Announcements	Frontier Airlines	Amazon – Thornton	--
	UPS	Sierra Pacific	--
	M-Tech	Tenere	--
	Inline Distribution	Alliance Construction	
CAPEX	\$70,000,000	\$330,000,000	\$400,000,000
# of New Jobs Announced	1,164	2,922	4,086
2017 Tax rebate amount	\$484,707 in eligible tax rebates for 2017	\$484,707 in eligible tax rebates for 2016	\$484,707 in eligible tax rebates for 2016



Primary Employment Attraction

Commercial Real Estate Activity 2nd Qtr 2017

2nd QTR 2017	Vacancy Rate		Rental Rates	
	Adams	Metro Denver	Adams	Metro Denver
Office	13.5%	13.6%	\$24.38	\$26.28
Class A	10.7%	12.3%	\$25.00	\$31.78
Class B	17.4%	16%	\$24.70	\$23.32
Class C	5.9%	9.7%	\$20.16	\$21.85
Industrial	3.5%	3%	\$5.65	\$7.11
Retail	5.7%	5.6%	\$15.48	\$15.76

Developments Under Construction in 2017

Property	Total SF Under Construction	Available
Majestic Commercecenter	700,000 SF	2nd QTR 2018



Marketing and Outreach

Marketing and Outreach 2nd Qtr 2017

	2 nd Qtr 2017	1st QTR 2017	YTD Totals
Presentations/ Marketing Campaigns	6	5	12 (GOAL: 12)
Website			
	Adding pages for the Site Summit	Data and More Data	
	Content, Content, Content!		
Outreach Efforts			
	Full Page article/ad in CREJ	Full page article published on CREJ's website	
	Leadership Commerce City	Westminster Rotary	
	Westminster Rotary	CBRE Industrial Team	
	Koebel and CO	Colorado Biz Bank	
	Zeppelin Development	CREJ Land and Dev Conference	
	Commercial Real Estate Marketing Group		

2017 Major Projects

Adams County Site Selection Conference July 31 - August 2, 2017

5 Site Consultants (specializing in Aerospace/Aviation, Advanced Manufacturing, Energy, and Health and Wellness) will get an up-close look at our economy, our infrastructure, our industries, and the quality of our workers.

The Site Consultants will be briefed, queried, networked, and will speak to Adams County leaders on our assets, deficits, and will make recommendations on gaining/maintaining a competitive advantage.

DBJ 12 Page Feature: Go Big, Go Adams County Published: August 2017

The feature is designed to market Adams County as the ideal place to do business.

QUESTIONS?



**Thank you for your support
of ACED!**

