



# ADAMS COUNTY

**COLORADO**

BOARD OF COUNTY COMMISSIONERS

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Charles "Chaz" Tedesco - District #2  
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**STUDY SESSION AGENDA  
TUESDAY  
March 22, 2016**

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

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|------------------|---------------------|---|
| <b>2:00 P.M.</b> | <b>ATTENDEE(S):</b> | <b>Jeanne Shreve / Kevin Doran</b>                              |
|                  | <b>ITEM:</b>        | <b>Legislative Working Group</b>                                |
| <b>2:30 P.M.</b> | <b>ATTENDEE(S):</b> | <b>Norman Wright / Eric Guenther</b>                            |
|                  | <b>ITEM:</b>        | <b>Code Compliance and Development Standards</b>                |
| <b>3:30 P.M.</b> | <b>ATTENDEE(S):</b> | <b>Todd Leopold</b>   |
|                  | <b>ITEM:</b>        | <b>Administrative Item Review / Commissioner Communications</b> |

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

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



## STUDY SESSION AGENDA ITEM

<b>DATE:</b> March 22, 2016
<b>SUBJECT:</b> Update on Code Compliance and our Development Standards
<b>FROM:</b> Norman Wright
<b>AGENCY/DEPARTMENT:</b> Community and Economic Development
<b>ATTENDEES:</b> Norman Wright, Eric Guenther
<b>PURPOSE OF ITEM:</b> Review of information and guidance on recommendations for new actions in 2016
<b>STAFF RECOMMENDATION:</b> Approval of action steps the department will take in the new year to further improve our code compliance service

### **BACKGROUND:**

Concerns related to code enforcement, property maintenance, and public nuisances continue to persist in our neighborhoods. A review of our activity from 2015 shows a number of successes in our efforts to curtail the impacts experienced in our neighborhoods. However, 2015 also highlights the continuing need for our service to evolve and explore new solutions, methods, and approaches to code compliance. This presentation will highlight our successes, our challenges, and our proposed actions to address those challenges in 2016.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

No other departments or agencies are involved in this presentation.

### **ATTACHED DOCUMENTS:**

Powerpoint Presentation

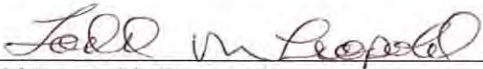
**FISCAL IMPACT:**

Either mark (X) X if there is no fiscal impact or provide the following information for the recommended action:

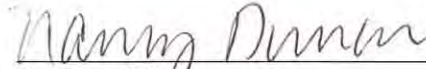
Fund(s):	
Cost center(s):	
Self-generated / dedicated revenues:	\$
Annual operating costs:	\$
Annual net operating (cost) / income:	\$
Capital costs:	\$
Expenditure included in approved operating budget:	\$
Expenditure included in approved capital budget:	\$
New FTEs requested:	

**APPROVAL SIGNATURES:**

**APPROVAL OF FISCAL IMPACT:**



Todd Leopold, County Manager



Budget / Finance

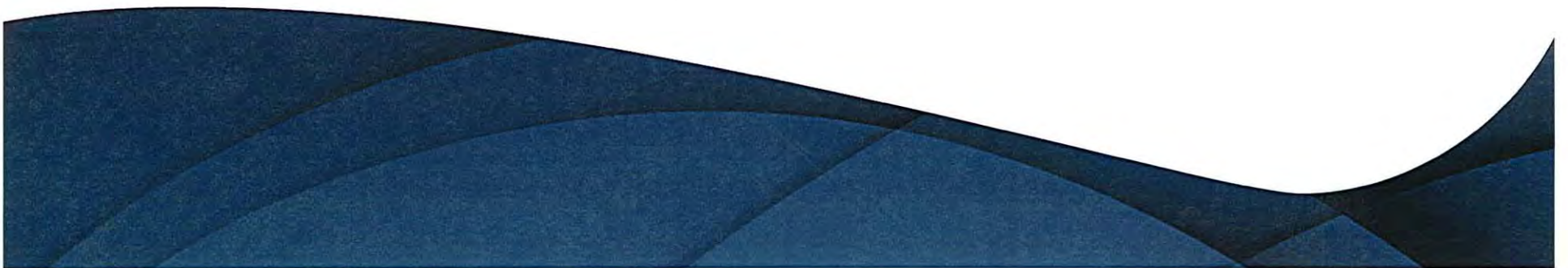


Raymond H. Gonzales, Deputy County Manager

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Ed Finger, Deputy County Manager

# Code Compliance and Our Development Standards

Community and Economic Development  
Norman Wright & Eric Guenther



# Overview

- Regulations That We Enforce
  - Zoning Ordinance
    - Land Use
    - Site features (landscaping, driveways, signage)
  - Property Maintenance Code
    - Trash, junk, debris
    - Craftsmanship issues (broken windows)
    - Vandalism (graffiti)
  - International Building Code
    - Occupancy
    - Fire Safety and Access
    - Dilapidated buildings (condemnations)

# Intro

## Enforcement Process

- Document the violation
- Send notice to property owner
- Provide 14 days to abate
- Reinspect and escalate if violation not cleared.
- Issue warrant for a court hearing
  - Violation usually cleared in that time
  - Or settlement reached prior to trial
  - Trial is very rare

## 2015 Activity

Blight cases

**824**

Graffiti cases

**855**

Zoning Cases

**1,309**

Warrants

**109**

Settlements

**16**

Trials

**2**

# Review of 2015 Activity

## The Accomplishments

- Most productive year ever (in terms of case generation)
- Graffiti program greatly exceeded expectation
- New leadership setting a great course forward

## The Challenges

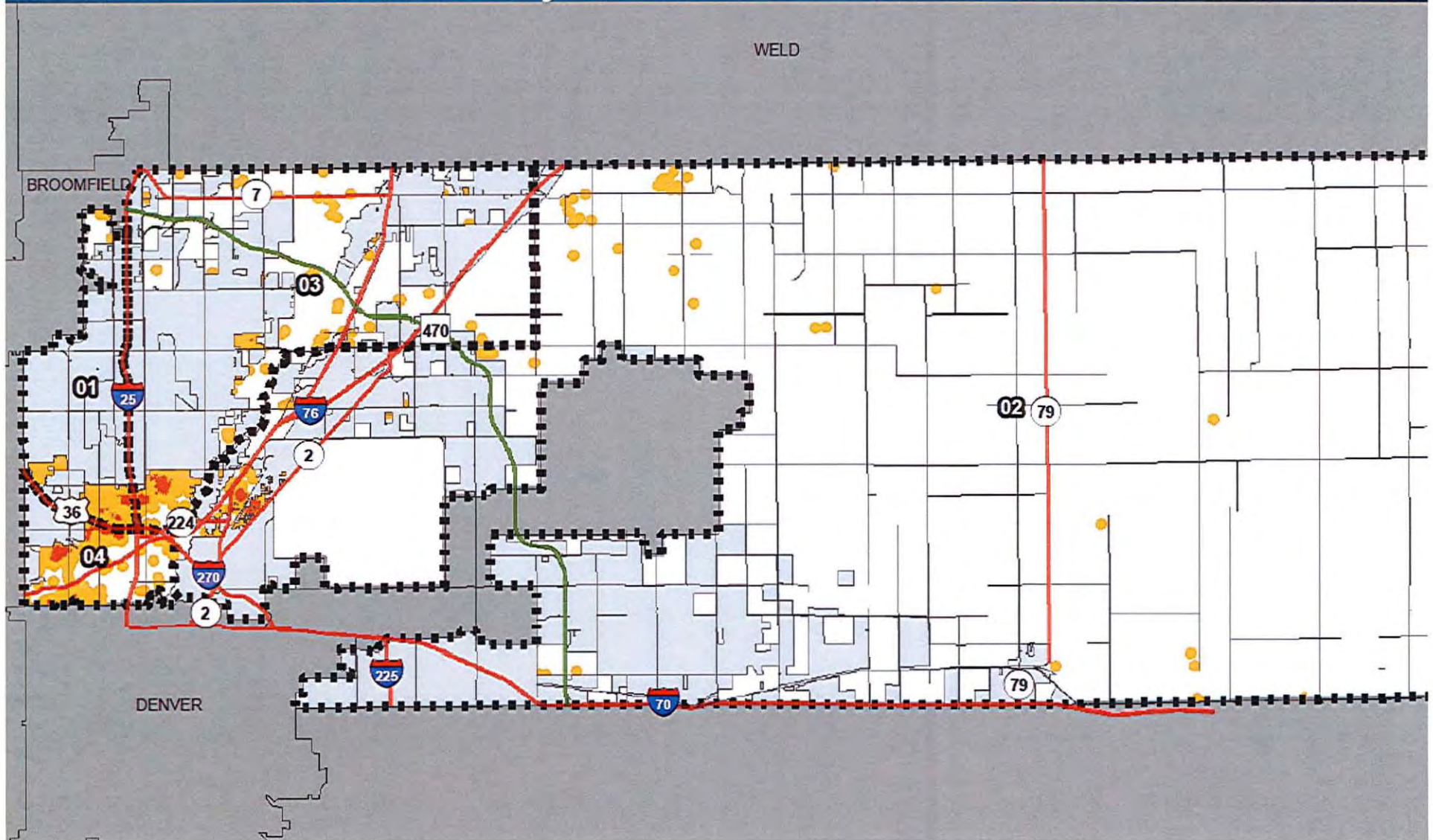
- Areas of high concentration remain in the community
- Inefficient process creates severe administrative overhead
- Limitations of state legislation (Home Rule vs Dillon's Rule)

The background is a solid dark blue color with several overlapping, semi-transparent, curved shapes in lighter shades of blue. These shapes create a layered, geometric effect, resembling stylized waves or overlapping pages. The text is centered in the middle of the image.

Challenge #1  
Areas of High Concentration

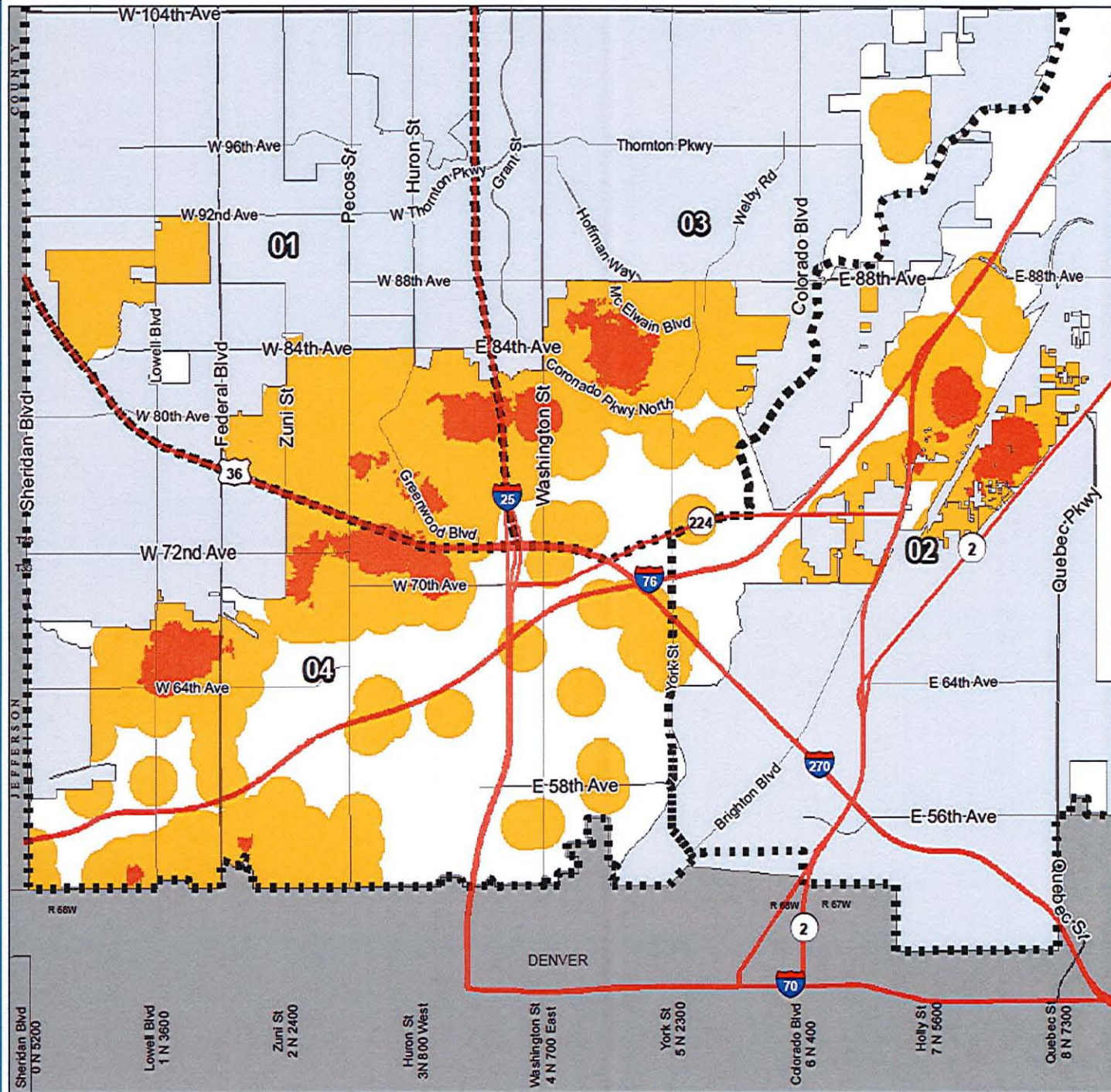


# 2015 Violations County-wide Distribution



# Southwest Adams County

80% of all  
violations



# Proposed Solution

- Shift to a neighborhood-centric approach
  - As opposed to districts, work on the block level
- Concentrate officers according to activity
- Take more proactive, visible approach
  - Tradeoff: significantly less coverage in 90% of the county's geography
  - “Complaint-based” or reactive in remainder of county
- Shift from volume measures (quantitative) to customer satisfaction measures (qualitative)

The background is a dark blue gradient with several overlapping, semi-transparent circular shapes of varying shades of blue, creating a layered, abstract effect.

# Challenge #2

## Inefficient Processes

# Old Process

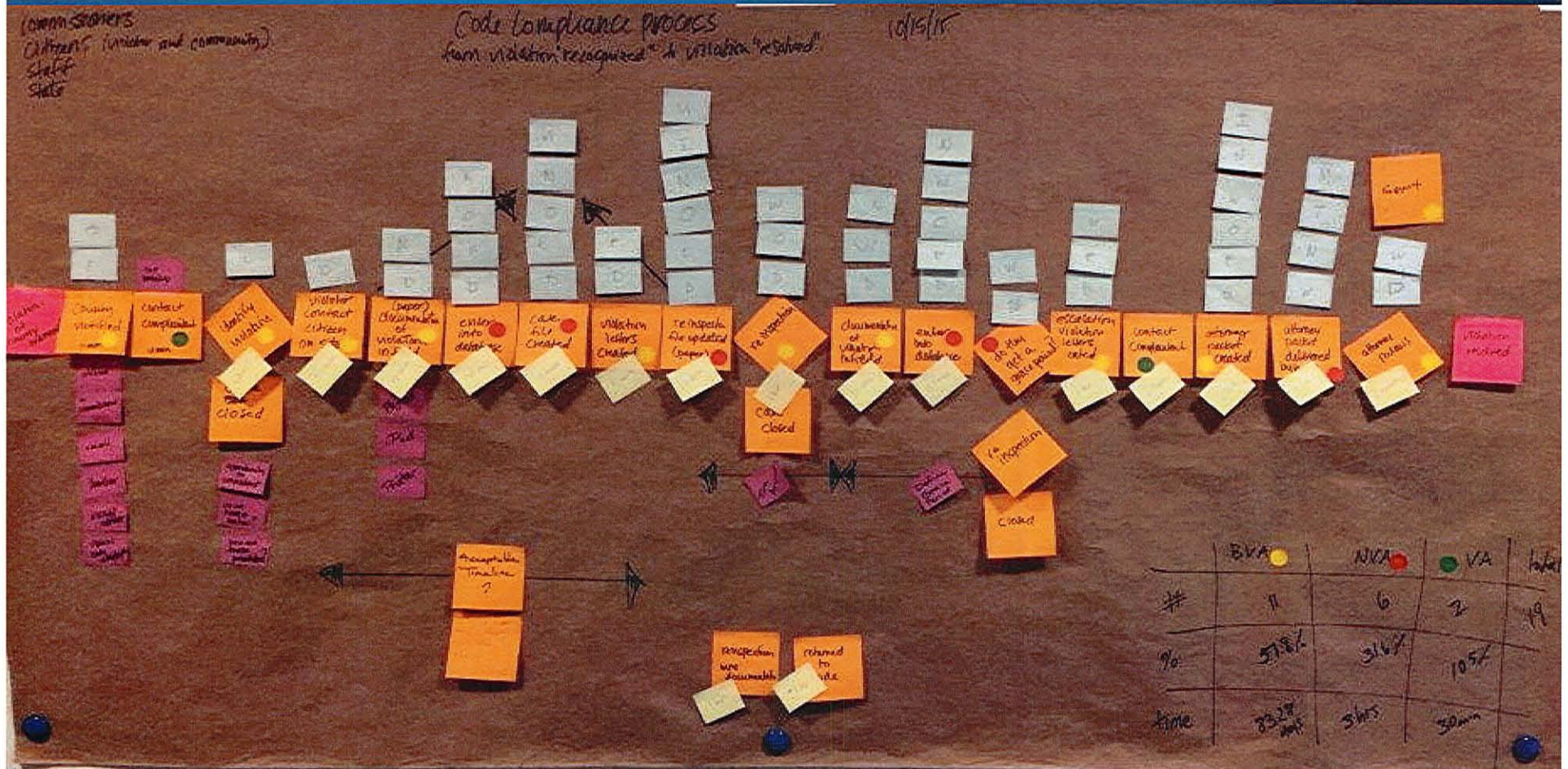
- No standardization
- Significant, sometimes redundant paperwork
- Few tools at the officer's disposal
  - Very little iPad integration
  - Very little Accela integration
  - Inconsistent profiling
  - Inconsistent standards for closing/opening cases
- Great work by staff despite lack of tools and structured process

# New Process

Spring 2016 release

Removes 100% of NVA actions (32% reduction in total tasks)

Fully digital, automated reporting, easy iPad use, improvement in record-keeping



## Challenge #3

Limitations of state legislation  
(Home Rule vs Dillon's Rule)

# The Perl Mack Question

**Do our development standards  
need more teeth?**



# Solutions Explored

- Escalation program for repeat offenses
  - Only possible by the District Attorney, C.R.S. 16-13-302
- Rental inspection program
  - Requires licensing to have “teeth”; not a power granted under C.R.S. statutes
- Parking program
  - Potential opportunity under C.R.S. 30-15-402.5
- Citations for violations
  - Due process is 10-day minimum (C.R.S. 30-28-124.5 and 30-28-210); does not contemplate citations

# Solutions Explored, Continued

- Text amendments to Development Standards, etc
  - Parking surfaces revisited
  - Clearer language on conditional use permits, certificates of designation
  - Revisions/enhancements to animal welfare ordinance
- Less “compliance-driven” approach
  - No more grace periods for violations
  - More aggressive pursuit towards escalation
  - Aggressive enforcement of settlement agreements

# Conclusion: Our 2016 Goals

To realize a demonstrable improvement in our neighborhoods suffering the highest concentration of cases (Perl Mack, Berkeley, Goat Hill)

To become more dynamic and strategic in our approach, focusing on targeted areas instead of attempting to cover the entire county

To create a more efficient process that is consistent in execution and deliberate in resolving cases quickly and building long-standing agreements with property owners.