



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

STUDY SESSION AGENDA
TUESDAY
January 21, 2020

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

11:00 A.M.	ATTENDEE(S):	Adam Burg
	ITEM:	Legislative Update
11:45 A.M.	ATTENDEE(S):	Jill Jennings Golich / Andrea Berg / Brandan Slattery / Christy Fitch
	ITEM:	Marijuana Hospitality Establishments
12:45 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 Marijuana Business Enforcement
1:15 P.M.	ATTENDEE(S):	Jill Jennings Golich / Kristin Sullivan / Byron Fanning / Jen Rutter / Libby Tart / Layla Bajelan / Nick Eagleson
	ITEM:	Comprehensive Planning Process
2:15 P.M.	ATTENDEE(S):	Byron Fanning / Shannon McDowell / Paul Thomas, Stream / Kerri Liljegren, Stream
	ITEM:	Willow Bay Master Plan
2:45 P.M.	ATTENDEE(S):	Raymond Gonzales
	ITEM:	Administrative Item Review / Commissioners Communication

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

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION AGENDA ITEM

DATE: January 21, 2020
SUBJECT: Marijuana Hospitality Establishments
FROM: Jill Jennings Golich, Director
AGENCY/DEPARTMENT: Community & Economic Development
ATTENDEES: Jill Jennings Golich – Director Christy Fitch – Assistant County Attorney Andrea Berg – Customer & Process Development Manager Brandan Slattery – Licensing Administrator
PURPOSE OF ITEM: To provide information regarding Marijuana Enforcement Division Rulemaking for Marijuana Hospitality Establishments
STAFF RECOMMENDATION: Receive direction from the Board.

BACKGROUND:

On November 12, 2019, in study session, the Community and Economic Development Department presented information regarding HB19-1230 Marijuana Hospitality Establishments. The Board of County Commissioners gave direction to research recent rulemaking posted by the Marijuana Enforcement Division on November 5, 2019.

In this study session, staff will present the rulemaking information as well as possible options for Marijuana Hospitality Establishment licensing.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community & Economic Development, County Attorney

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:**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:			
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 ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

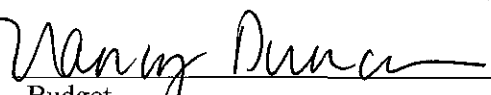
New FTE request is dependant upon direction provided by the BoCC during Study Session.

APPROVAL SIGNATURES:


Raymond H. Gonzales, County Manager


Deputy County Manager

APPROVAL OF FISCAL IMPACT:


Budget

Marijuana Hospitality

Community and Economic Development

01.21.20



Background

- November 12, 2019 Study Session regarding Marijuana Hospitality
- Direction:
 - Research newly released MED rulemaking posted November 5, 2019
 - Return to Study Session to present rulemaking as well as options

2019 Marijuana Enforcement Division Rulemaking

- Local Approval Required: No licensed hospitality business may operate in a local jurisdiction that does not have an ordinance or resolution authorizing the operation of that type of licensed hospitality business within the local jurisdiction. 6-705(B)

2019 Marijuana Enforcement Division Rulemaking

- Mobile Marijuana Hospitality Businesses. 6-740.
 - Each mobile premises requires a separate license
 - Local Approval: marijuana hospitality business with a mobile premises may only operate in local jurisdictions that have an ordinance or resolution authorizing the operation of mobile premises and for which it holds a local license. A mobile premises operation includes, but is not limited to, allowing passengers to consume marijuana and boarding or disembarking the mobile premises.
 - A mobile marijuana hospitality business must have a separate fixed place of business. The fixed place of business does not need to be a licensed premises.

2019 Marijuana Enforcement Division Rulemaking

- Other Considerations:
 - Insurance Requirements
 - Outdoor Consumption Areas
 - Retail Hospitality Businesses
 - Retail Food Establishments
 - Inspections of Licensed Premises
 - Likely need an additional FTE to implement

Option #1

- Allow current Marijuana Retail Store licensees to add a hospitality space – 6 total
 - 5 Marijuana Retail Stores in operation
 - 1 additional Marijuana Retail Store with the conversion of the Testing license
- Existing Marijuana Retail Store License would convert to a Retail Marijuana Hospitality and Sales Business License

Option #1

- Allow “membership clubs” to obtain a Marijuana Hospitality Business License – 3 total
 - iBake
 - Studio 420
 - Puff Pass Paint/Cannabis Tours*
 - Mobile?
 - Each vehicle must be licensed
- All 3 establishments are still in operation (01/2/20)

Option #2

- Determine type and number of licenses to allow
- Post license information on website with date/time available for application
- Application submittal via email date/time stamped
- First received applications determined complete would move forward in the process

Zone Districts and Setbacks

Facility Type	Zone District	School/ Daycare	Community Facilities	Residential Uses
Retail Store*	C-3, C-4, C5 I-1, I-2, I-3	1,000 ft	100 ft	50 ft
Hospitality*	C-3, C-4, C-5 I-1, I-2, I-3	1,000 ft	100 ft	50 ft
Manufacturing	I-1, I-2, I-3	1,000 ft	100 ft	50 ft
Cultivation	A-3 C-3, C-4, C-5 I-1, I-2, I-3	1,000 ft	100 ft	50 ft
Testing	I-1, I-2, I-3	1,000 ft	100 ft	50 ft

- 750 ft minimum separation between stores and **hospitality**
- **If outdoor consumption is allowed, consider increasing setbacks**

Proposed Fee Structure

- Retail Marijuana Hospitality and Sales Business License - \$25,000
- Marijuana Hospitality Business License - \$15,000
- Mobile Marijuana Hospitality Business License
 - \$15,000 initial vehicle
 - \$5,000 each additional vehicle

FYI: Additional Fees added to the Fee Structure

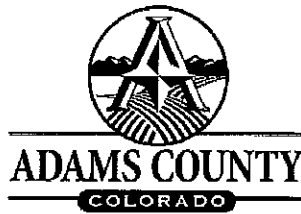
- Change of Ownership - \$5,000
- Change in Corporate Structure - \$2,500

Option #3

- Do nothing, no marijuana hospitality allowed

Questions?

- Allow hospitality?
 - Type and how many?
 - Allow mobile?
 - Offer only to existing retail stores/establishments?
 - Determine a specific number of licenses and allow application by anyone?
 - Inspection Program?



STUDY SESSION AGENDA ITEM

DATE: January 21, 2020
SUBJECT: Comprehensive Planning Process
FROM: Jill Jennings Golich, Director
AGENCY/DEPARTMENT: Community & Economic Development
ATTENDEES: Jill Jennings Golich, Kristin Sullivan, Byron Fanning, Libby Tart, Layla Bajelan, Nick Eagleson, Jen Rutter
PURPOSE OF ITEM: To provide a proposed process for the comprehensive planning effort and secure BoCC feedback in order to move forward with release of a RFP.
STAFF RECOMMENDATION: Move forward with creation of an RFP to cover the comprehensive plan, transportation plan and open space, parks and trails master plan with a two phased approach, and allow it to cover the two year planning period, subject to allocation of funding by the BoCC in 2021.

BACKGROUND:

In 2012, Adams County undertook a comprehensive planning process for the county that is in need of updating. The 2012 effort included the comprehensive plan, transportation plan, hazard mitigation plan and the open space, parks and trails master plan. These documents are in need of updating in 2020 with a new comprehensive plan and transportation plan, and specific updates to the open space, parks and trails master plan. The hazard mitigation plan is already underway through the Office of Emergency Management.

Money was requested and approved in 2020 to begin this process. Staff is seeking direction on a two phased approach in order to move forward with issuance of a request for proposals (RFP) to select a consultant team.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works
Parks, Open Space and Cultural Arts

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: Comprehensive Plan/Open Space, Parks & Trails -- 1081.2001 (\$225,000)
Transportation Plan -- 3011.2001 (\$250,000)

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	3011 & 1081		\$475,000
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$475,000

New FTEs requested: ☐ YES ☒ NO

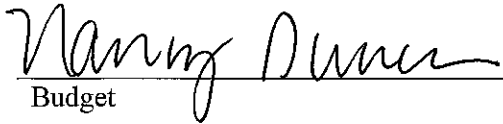
Future Amendment Needed: ☐ YES ☒ NO

Additional Note:**APPROVAL SIGNATURES:**

Raymond H. Gonzales, County Manager



Deputy County Manager

APPROVAL OF FISCAL IMPACT:
Budget

Adams County Comprehensive Planning Process

Community & Economic Development,
Public Works and Parks, Open Space &
Cultural Arts



January 21, 2020

Presentation Overview

- 2012 Comprehensive Plan
- Lessons learned
- Proposed process
- Proposed timeframe
- Identification of community stakeholders
- Recommendation

2012 Comprehensive Plan

- Previous effort included:
 - *Comprehensive Plan*
 - *Transportation Plan*
 - *Parks, Open Space and Trails Plan*
 - *Hazard Mitigation Plan*
- April 2012 - December 2012
 - Led to a very high-level plan

Lessons Learned

- Reached out to Denver, Westminster, Thornton, Brighton, Arapahoe County and Colorado Springs to discuss their recent efforts
 - Denver and Westminster involved multiple plans and took 2-3 years to complete
 - Thornton & Colorado Springs only did their Comprehensive Plan
 - Brighton did comprehensive plan and transportation plan
 - Arapahoe & Jefferson Counties updated specific plan recommendations

Lessons Learned

- Need in-person meetings *and* online engagement
- Many of the efforts took longer than originally anticipated – primarily due to public outreach and mapping
- Release plan content in small chunks
 - Allows greater feedback and more time
- Use annual report and metrics to track progress
- In the future, look at making smaller updates every 5-10 years based on community feedback, review of cases and consistency with plan recommendations, and amount/location of development

2020 Process

- Included plans
 - *Comprehensive Plan*
 - *Transportation Plan*
 - *Update: 2012 Parks, Open Space and Trails Plan*
 - *Hazard Mitigation Plan*
 - *Already underway - OEM*

2020 Process – Phase 1

- Comprehensive Plan
 - County profile
 - Corridors and Gateways
 - Refinement of some future land use categories from 2012 Plan
 - Future land use around Westminster and Commerce City commuter rail stations
 - Arvada station is being studied through a separate subarea plan whose results will inform the future land use mapping in 2021
 - Identification and furtherance of overarching themes
 - Public outreach around all plans

Corridors/Gateways

- Required criteria:
 - Principal arterial roadway
 - Unincorporated lands adjacent to the corridor
- Additional factors for consideration:
 - Subject to a study or upcoming improvements within the municipality
 - Within an Opportunity Zone area
 - Identified for improvements in the Adams County 5-year CIP
 - Has redevelopment potential - significant current development activity, large areas of undeveloped land or land assemblage
 - In proximity to multi-modal transit opportunities

Identified Corridors/Gateways

- Federal Boulevard

- Land assemblages
- Federal Boulevard Mobility study starting in 2020
 - Includes Adams County, Westminster, and Federal Heights
- Making Connections Plan (2016), Federal Blvd Framework Plan (2014), Health Impact Assessment (2015)

- Washington Street

- Adams County improvements completed in 2015
- Denver Washington Street study completed in 2018
 - Denver started design on their portion in 2019
- Within an Opportunity Zone
- Need to address future land use

Identified Corridors/Gateways

- 120th Avenue (Riverdale Rd to Imboden Rd)
 - Entrance to Riverdale Regional Park
 - New interchange at US-85
 - Gateway to Aerotropolis
 - Includes Thornton, Brighton, and Commerce City
- Pecos Street (US-36 to W 52nd Ave)
 - Pecos FasTracks Station
 - Plans for bike lane connectivity
 - Several large development projects anticipated
 - Significant public investment via County's CIP project

2020 Process – Phase 1

- Transportation plan
 - Multimodal connectivity and first mile/last mile connections
 - Improve the integration with the Comp Plan and address the identified Corridors
 - Priority of gravel roads
 - Focus on improvements in the already developed areas
 - Trail connections and corridors

2020 Process – Phase 1

- Parks, Open Space and Trails Plan
 - Review and revise priorities from the 2012 Plan
 - Focus on trail development in eastern Adams County
 - Create more active spaces & parks in western unincorporated areas
 - Address habitat restoration
 - Look at trails and homelessness

2020 Process – Phase 2

- Comprehensive Plan
 - Countywide policies and strategies
 - Including climate change and sustainability, water
 - Equity – equitable access to places, jobs, services and amenities
 - Future land use map
 - Additional area specific strategies
 - Including addressing existing subarea plans where a conflict has been identified in Phase 1
 - Implementation strategies and plan

2020 Process – Phase 2

- Transportation Plan
 - Full evaluation of transportation network
 - Prioritization of future improvements
 - Short, mid, long-term priorities
 - Emerging modes, innovation, system enhancements, transit investments, connections to developing areas, better balance of transportation modes

2020 Process - Timeline

- Phase 1 – 2020
- Phase 2 – 2021
- Phase 3 – Create new development regulations
 - Start mid-2021
 - Complete 2022

Identification of Stakeholders

- Need to create steering committees for each plan consisting of:
 - Residents
 - Business owners
 - Municipal representatives
 - Adjacent municipalities/counties
- We will be back to discuss our public outreach plan.

Contract Term

- Requesting the ability to move ahead with a contract that covers both years, but is subject to the allocation of funding in 2021 through the budget process.
- Intent is to have one prime consultant, with various subconsultants to ensure this is a coordinated planning process.

Other Planning Efforts

- Square Lake Subarea Plan (with Arvada)
- Colorado Air and Spaceport Subarea Plan
- TDR Study (with Brighton)
- Creation of two new park/open space zone districts – neighborhood and regional parks
- Economic development strategic plan
- Federal Boulevard Mobility Study

Recommendation

- Confirmation that we have identified the appropriate corridors/gateways for Phase 1
- Move ahead with a two-year phased process
- Pursue a RFP and a contract for the total two-year period, subject to allocation of funding in the 2021 budget process



STUDY SESSION AGENDA ITEM

DATE: January 21, 2020
SUBJECT: Update on Willow Bay Master Plan
FROM: Shannon McDowell, Byron Fanning
AGENCY/DEPARTMENT: Parks, Open Space, and Cultural Arts
ATTENDEES: Byron Fanning, Shannon McDowell, Kurt Carlson
PURPOSE OF ITEM: Update the Commissioners on progress made relating to the master plan for Willow Bay
STAFF RECOMMENDATION: Proceed with two concepts shown in presentation

BACKGROUND:

Adams County purchased the Willow Bay property in 2017. To open this property to public use, we began a master planning process in August of 2019. We held the first public meeting in September of 2019 and have conducted significant research to narrow down potential recreation options for the property. This study session will summarize the potential uses, public feedback, and property constraints and unveil two concepts for development of the property that we would like to take to a second public meeting in February.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Stream (Landscape architecture consultant)

ATTACHED DOCUMENTS:

Presentation

FISCAL IMPACT:

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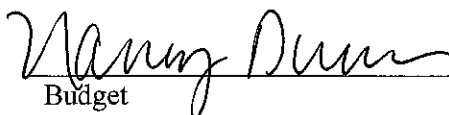
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Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

The master planning effort is fully funded. The choices made at this stage will have budgetary impacts, but these costs will be fully realized and budgeted for as we progress to the next stage, construction documents.

APPROVAL SIGNATURES:
Raymond H. Gonzales, County Manager
Deputy County Manager**APPROVAL OF FISCAL IMPACT:**
Budget



Willow Bay Master Plan

Update to the
Board of County
Commissioners

1/21/2020

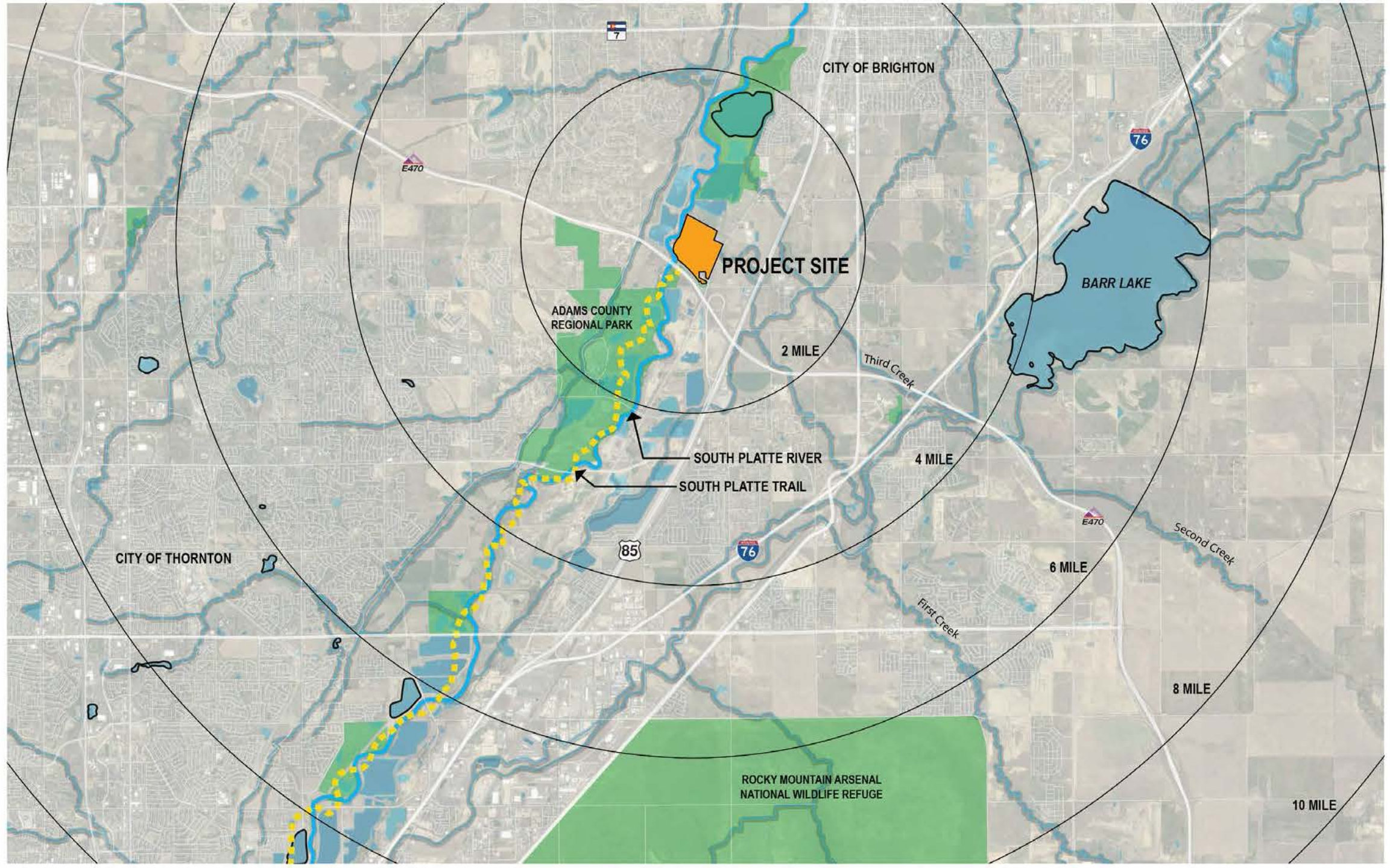


Outline

- ❖ Orientation to the property
- ❖ Feedback received thus far
- ❖ Property constraints/limitations
- ❖ Current concepts
- ❖ Future steps

Photo credit: JoAnn Clark



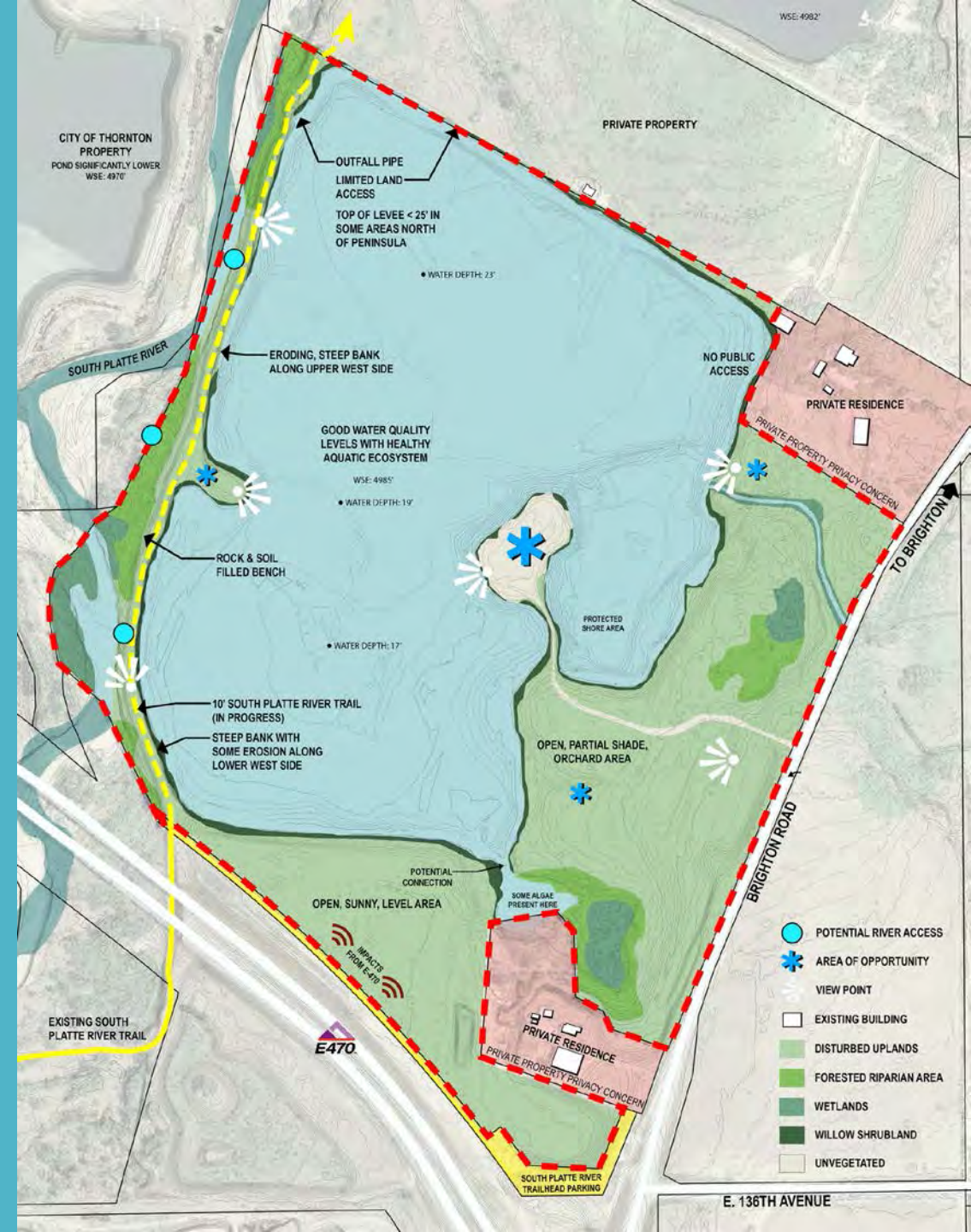




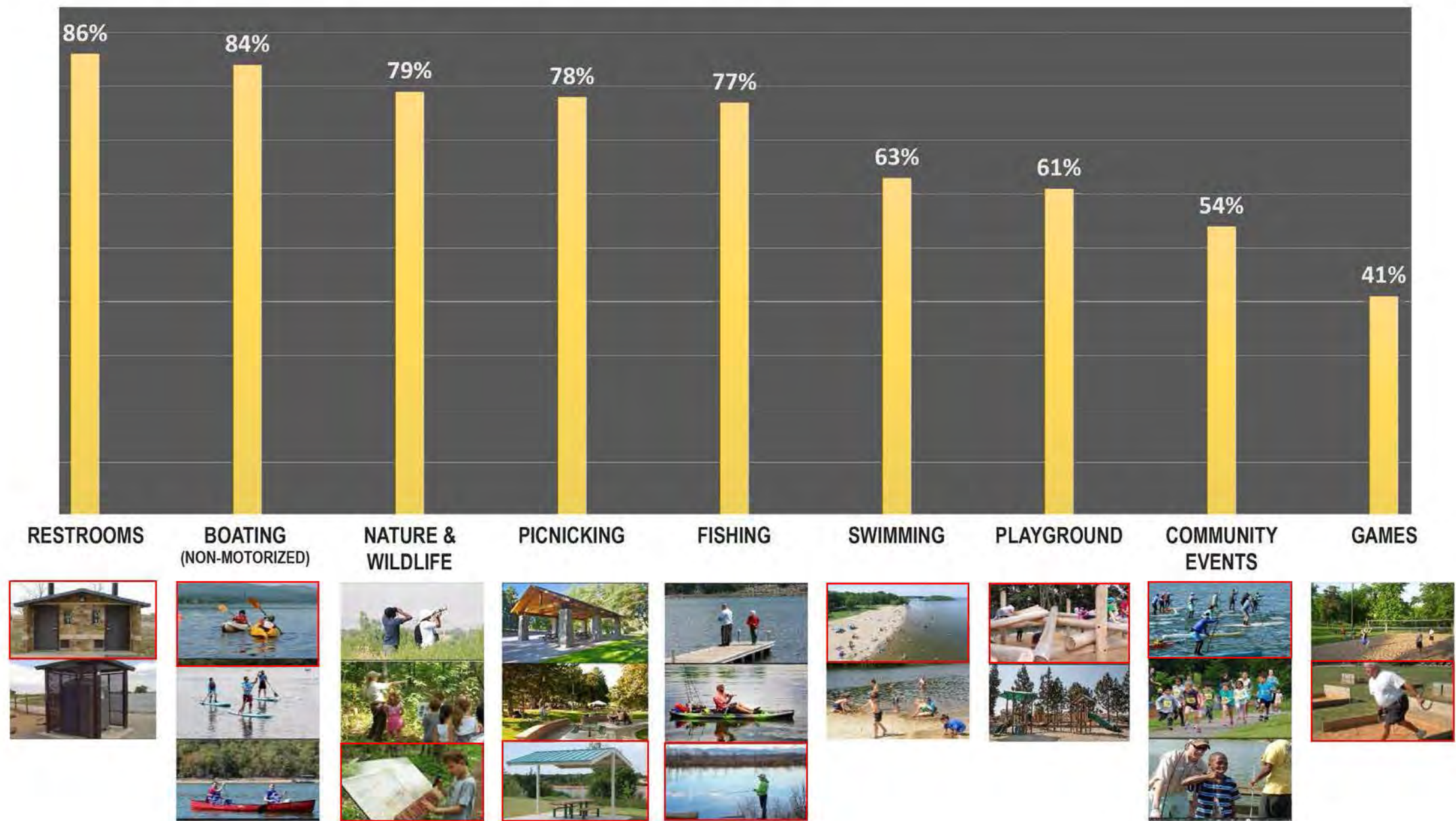
Feedback

Outreach #1

- ❖ On-site event on September 10, 2019
- ❖ Over 100 attendees
- ❖ Recreation options survey:
 - 90 surveys turned in on-site
 - Identical online survey with almost 100 additional responses
- ❖ Anecdotal feedback
 - Many had used the site in the past
 - Special place



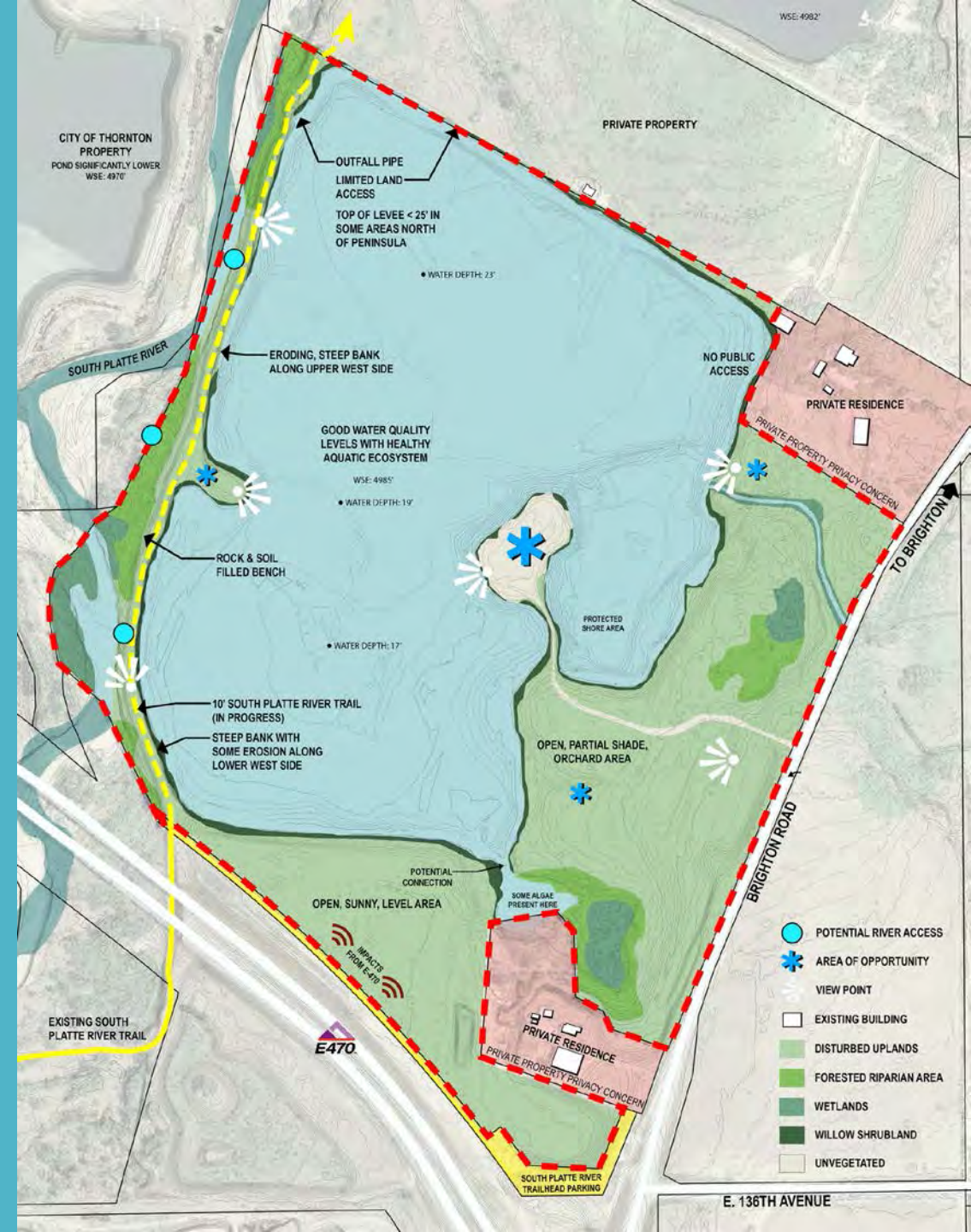
COMBINED SURVEY RESULTS: PUBLIC MEETING #1 & ONLINE SURVEY



Feedback

Outreach #1

- ❖ Natural vegetation and natural feeling is important
- ❖ Fishing should be heavily managed as catch and release only
- ❖ An admission fee was suggested by many
- ❖ Defined hours of operation and a constant land management presence is desired



Feedback

Neighbors

❖ Concerns

- Security (trespassing on their land, homeless population)
- Noise
- Depletion of fishing resource
- Overuse
- Lack of management from Adams County

❖ Requests

- Buffers
- Use of lake (waterski) until property is developed
- Maintaining access for themselves (after open to public)
- Limited use north of Second Creek
- No vehicle access on south side of property



Feedback

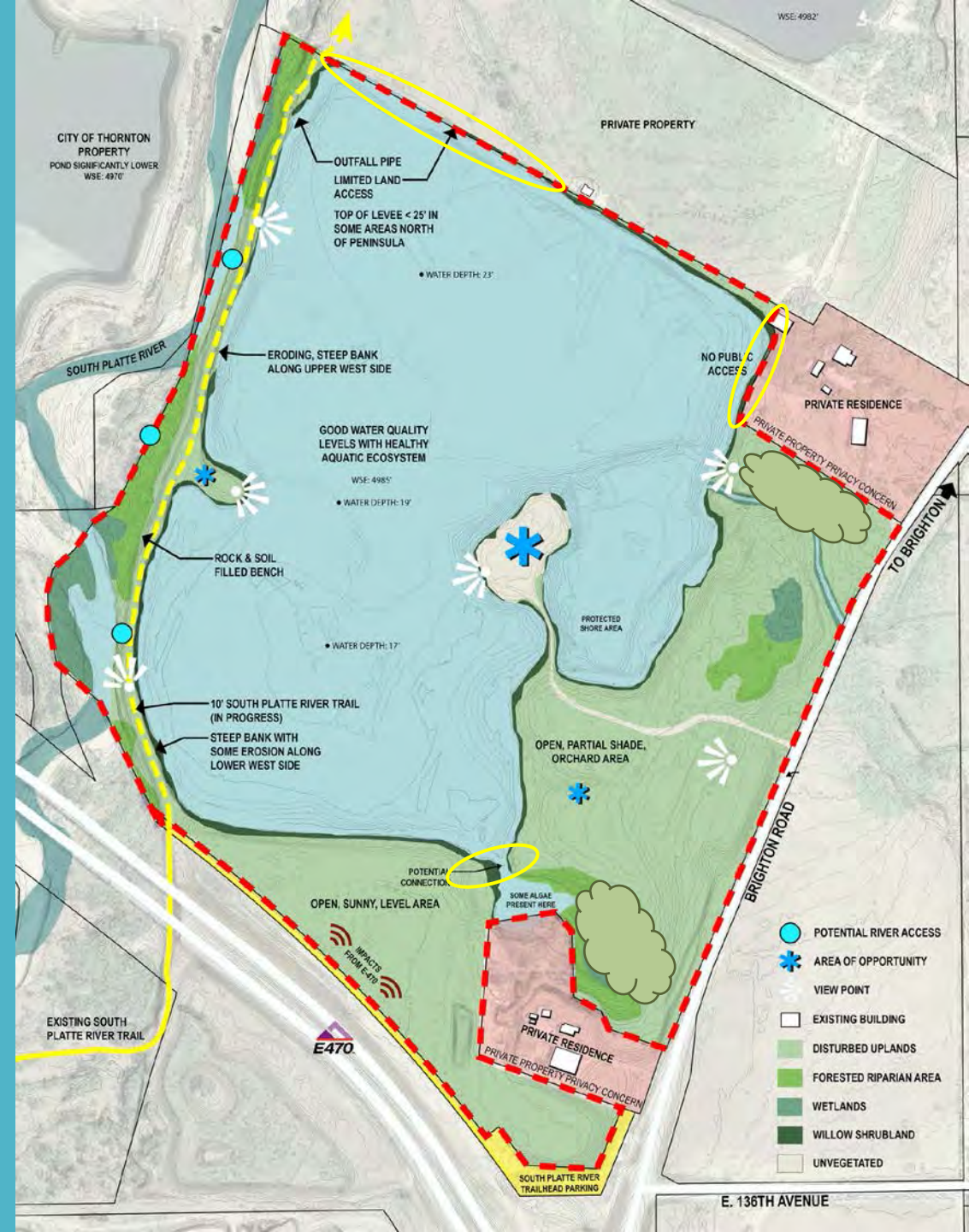
Lake Managers

- ❖ Queuing space is essential
- ❖ Identify a capacity, design accordingly
- ❖ Swimming considerations:
 - Water testing – E. coli and Cyanobacteria (blue green algae)
 - Restroom/handwash
 - Lifeguards/no lifeguards
 - Staff trained in rescue/CPR/First Aid
- ❖ Non-motorized boating considerations
 - As intense to manage as swimming
- ❖ Easy to start slow, hard to go backwards



Property Constraints

- ❖ No water/sewer service
- ❖ Floodplain/Floodway
- ❖ Access
- ❖ Small land area
 - Vehicle queuing
 - Loop trail
- ❖ Close neighbors
- ❖ Conservation easement





NATURE WALK BY RIVER



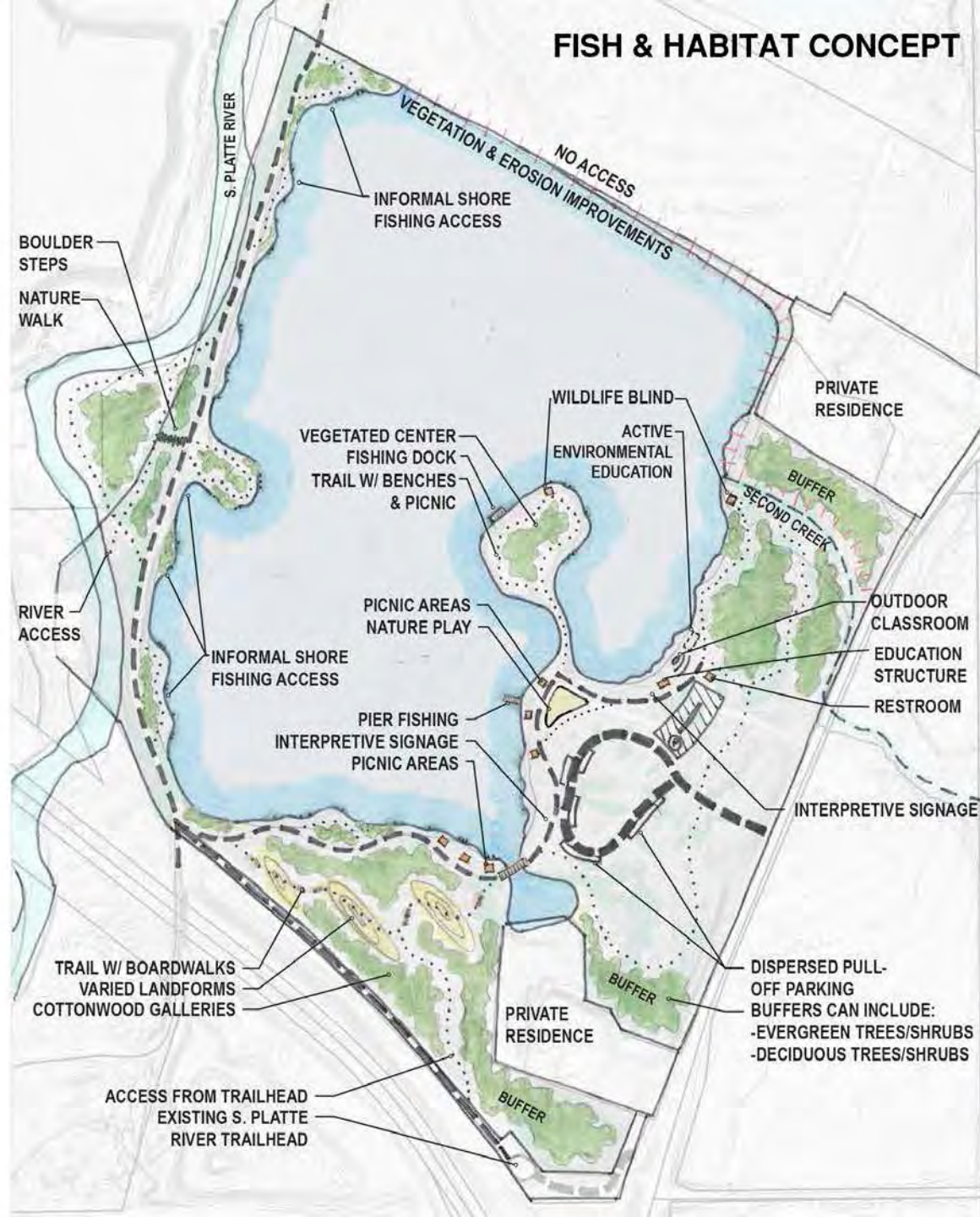
FISHING (SHORE, PIER, DOCK)



ENVIRONMENTAL SCIENCE OPPORTUNITIES



ART-INTEGRATED WILDLIFE BLIND



OUTDOOR CLASSROOM



EDUCATION STRUCTURE



ACTIVITY COURSES



NATURE PLAY



KAYAK REST AREA



RIVER OVERLOOK



SHORE FISHING



PICNIC SHELTER



PANORAMIC PAVILION



BOAT LAUNCH AREA



BOARDWALK THROUGH WETLAND AREA



BRIDGE TO ISLAND

Future Steps

- ❖ Outreach #2 (2 concepts)
- ❖ Meetings with Neighbors
- ❖ Refine to Final Concept
- ❖ Study Session
- ❖ Outreach #3 (final concept)

