



City of Arvada

City Council Agenda

JANUARY 13, 2025

Councilmembers:

Lauren Simpson, Mayor
Randy Moorman, Mayor Pro-Tem
Shawna Ambrose, District 2
Sharon Davis, At large
Bob Fifer, District 4
John Marriott, District 3
Brad Rupert, At large

Staff Members Usually Present:

Linda Haley, Acting City Manager
Don Wick, Deputy City Manager
Rachel Morris, City Attorney
Jacqueline Rhoades, Director of Public Works
Jessica Morales, Interim Director of Utilities
Jessica Garner, Director of Community & Econ. Dev.
Bryan Archer, Director of Finance
Gabriella Bommer, Director of Human Resources
Ryan Stevenson, Director of Vibrant Community & Neighborhoods
Rachael Kuroiwa, Director of Communications & Engagement
Ed Brady, Chief of Police
Kristen Rush, City Clerk

Info: 720-898-7550

WORKSHOPS

CITY COUNCIL CHAMBERS

6:00 P.M.

1. Call to Order/Roll Call of Councilmembers
2. Workshops
 - A. Legislative Update for the Land Development Code
 - B. Americans with Disabilities Act (ADA) Program and ADA Transition Plan Updates
 - C. Staff Updates
3. Adjournment



REPORT TO CITY COUNCIL WORKSHOP

AGENDA ITEM
2.A.

TO: THE HONORABLE CITY COUNCIL

DATE: January 13, 2025

SUBJECT: Legislative Update for the Land Development Code

Report in Brief

The Community and Economic Development team will present information to the City Council regarding three land use related bills passed by the state legislature in 2024. The bills relate to residential occupancy limits (HB24-1007), parking regulations (HB24-1304), and accessory dwelling units (HB24-1152).

Staff will present potential Land Development Code updates to address the bills, as well as other miscellaneous updates to the code that clarify requirements, and address grammatic and formatting issues.

Background

Strategic Alignment

This workshop aligns with the Community and Economic Development Work System Services and Implementation Principles, and the Strategic Results of Quality of Life and Housing.

Next Steps

The CED team will schedule public hearings for the Planning Commission and City Council for formal review of the proposed changes. Information regarding the changes will also be provided on the City's website.

Prepared by:

Josie Suk, Development Systems and Administrative Manager

Reviewed by:

Approved by:

Rob Smetana, Planning Manager

12/18/2024

Rozalynne Thompson, Principal Planner

12/18/2024

Jessica Garner, Director of Community and Economic Development

12/19/2024

Gail Walker, Legal Specialist-Contracts

12/19/2024

Emily Grogg, Senior Assistant City Attorney

12/20/2024

Rachel Morris, City Attorney

12/24/2024

Linda Haley, Acting City Manager

12/26/2024

Enclosure, exhibits & attachments required to support the report



LAND DEVELOPMENT CODE UPDATES
WORKSHOP
CITY COUNCIL
JANUARY 13, 2025



OVERVIEW

Updates to the Land Development Code (LDC) to:

1. Align regulations with State land use legislation
 - HB24-1007 – Residential Occupancy Limits
 - HB24-1152 – Accessory Dwelling Units
 - HB24-1304 – Minimum Parking Requirements
2. Clarify, update, and correct miscellaneous items in the LDC

HB24-1007

RESIDENTIAL OCCUPANCY LIMITS



HB24-1007 RESIDENTIAL OCCUPANCY LIMITS

- Local governments shall not limit the number of people who may live together in a single dwelling based familial relationship
- Local governments retain the authority to implement residential occupancy limits based only on:
 - Health and safety standards
 - Affordable housing program guidelines

AMENDMENTS TO COMPLY

Potential amendments to the LDC to comply:

- Replace “single-family detached” with “single-unit detached” throughout the Land Development Code
- Consider changing the occupancy limit for short-term rentals in Section 3-1-5-3 of the LDC
 - Short-term rental discussion will be held at the February 10, 2025 City Council meeting

HB24-1152

ACCESSORY DWELLING UNITS (ADUs)



HB24-1152 ACCESSORY DWELLING UNITS

Jurisdictions must allow:

- The construction of one detached or conversion ADU 500 to 750 square feet in size
- Applications to be reviewed through an administrative review process
- Approval or denial based on objective development standards
- The construction of ADUs in Planned Unit Developments, regardless of whether the HOAs or covenants prevent or restrict ADUs

HB24-1152 ACCESSORY DWELLING UNITS

Jurisdictions may allow:

- The designation of an existing parking space on the lot for the use of an ADU
- Require compliance with a development standard that is not a Restrictive Design or Dimensional Standard
- Allow ADUs smaller than 500 square feet and larger than 750 square feet
- Allow the conversion to or construction of more than one ADU
- Define ADUs to include or exclude specific types of housing, such as recreational vehicles or motor homes

HB24-1152 ACCESSORY DWELLING UNITS

Jurisdictions may not require:

- That either the ADU or primary dwelling be owner-occupied
- Construction of additional parking for the ADU, with limited exceptions
- Compliance with architectural style, building materials, or landscaping standards that are more restrictive
- Larger side or rear yard setbacks than those stated in the law
- More restrictive design or dimensional standards to modular ADUs

HB24-1152 ACCESSORY DWELLING UNITS

An ADU Supportive Jurisdiction:

- Requires compliance with HB24-1152, implementing one of 10 listed strategies to promote construction, conversion, or use of ADUs, and documenting implementation by June 30, 2025
- Certification is issued by DOLA and makes the City eligible for Accessory Dwelling Unit Fee Reduction and Encouragement Grant Program and residents eligible for financing programs for ADUs through CHFA

AMENDMENTS TO COMPLY

Amendments to Section 5-1-5-2 of the LDC include:

- Eliminate language that could be construed as a subjective design standard
- Modify parking regulations to comply with statute
- Remove owner occupancy requirement
- Require a minimum rear yard setback of five feet
- Add the ability to be an ADU certified community – describe generally (standard ADU pre-approved plans)

QUESTIONS

HB24-1304

MINIMUM PARKING REQUIREMENTS



HB24-1304 MINIMUM PARKING REQUIREMENTS

Jurisdictions cannot:

- Impose minimum parking requirements on new multifamily developments in Applicable Transit Service Areas on or after June 30, 2025

HB24-1304 MINIMUM PARKING REQUIREMENTS

Applicable Transit Service Area: Within one-quarter mile of (subject to DOLA maps):

- A G Line station within Arvada
- RTD bus routes 51 (Sheridan Boulevard), 52 (52nd between Marshall and Wadsworth, Ralston/58th between Wadsworth and Ward, and Ward between 58th and 64th), 72 (72nd Avenue), 76 (Wadsworth Boulevard), and 100 (Kipling Street)

HB24-1304 MINIMUM PARKING REQUIREMENTS

Jurisdictions may:

- Regulate parking voluntarily provided by the developer
- Require bicycle parking
- Comply with affordable housing funding conditions
- Comply with parking agreements entered into before the effective date of this statute
- Impose a maximum parking requirement of one space per dwelling unit in limited circumstances
- Provided that the City prepares report within 90 days of receipt of an application. The City bears the cost of report preparation.

AMENDMENTS TO COMPLY

- Adding language to Table 4-5-2-2A of the LDC to exclude multifamily projects in Applicable Transit Service Areas from minimum parking requirements
- Adding language to Section 4-5-2-3(A) to apply ADA parking minimums to multifamily projects in Applicable Transit Service Areas
- Adding language to Table 4-5-2-2A to require published findings to impose a maximum parking requirement to new multifamily projects
- Working with Public Works team to develop Transportation Demand Management strategies

QUESTIONS

EFFECTIVE DATES OF LEGISLATION

- HB24-1007 – Residential Occupancy Limits: **July 1, 2024**
- HB24-1152 – Accessory Dwelling Units: **June 30, 2025**
- HB24-1304 – Minimum Parking Requirements: **June 30, 2025**

MISCELLANEOUS LAND DEVELOPMENT CODE (LDC) AMENDMENTS

- Clarify and refine existing LDC regulations and definitions to improve administration (53%)
- Update technical and substantive requirements to align with City policy (32%)
- Correct typographical errors, omissions, and incorrect provisions for clarity (15%)

MISCELLANEOUS LAND DEVELOPMENT CODE (LDC) AMENDMENTS

Clarify and refine existing LDC regulations and definitions to improve administration

Example:

2-1-3-1 OS: Parks and Open Space

A. Purpose. The purpose of the Parks and Open Space (OS) zoning district is to provide for public parks, open space, nature preserves, recreation facilities, golf courses, greenbelts, cemeteries, waterways, trails, protected floodplains, and fields.

Remarks: Add language to include a wider range of government facilities

MISCELLANEOUS LAND DEVELOPMENT CODE (LDC) AMENDMENTS

Update technical and substantive requirements to align with City policy

Example: Table 2-1-4-2A Mixed-Use, Suburban Lot and Building Standards

Site Standards			
	Min. Landscape Surface Area	25%	25%
	Max. Outdoor Display	-	5% of enclosed retail floor area

Remarks: Add "0%" to Max. Outdoor Display for consistency with LDC Sections

MISCELLANEOUS LAND DEVELOPMENT CODE (LDC) AMENDMENTS

Correct typographical errors, omissions, and incorrect provisions for clarity

Example: Section 5-1-2-3(C)(2)(c)

2. Prohibited Materials. The following materials are prohibited:
 - c. Metal panels with a corrugated appearance or with exposed fasteners

Remarks: Add “or” to distinguish the two types of metal panels

QUESTIONS



REPORT TO CITY COUNCIL WORKSHOP

AGENDA ITEM
2.B.

TO: THE HONORABLE CITY COUNCIL

DATE: January 13, 2025

SUBJECT: Americans with Disabilities Act (ADA) Program and ADA Transition Plan Updates

Report in Brief

The Arvada team has been advancing the priorities identified in the ADA Transition Plan. This workshop will present progress measures for the 2020 ADA Transition Plan and discuss the Arvada team plans to update the ADA Transition Plan in 2025.

Background

The Americans with Disabilities Act (ADA) guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, state and local government services, and telecommunications. The ADA is divided into five titles (or sections) that relate to different areas of public life. Title II is the main focus of this workshop. The ADA prohibits discrimination against qualified individuals with disabilities in all programs, activities, and services of public entities. It applies to all state and local governments, including their departments and agencies. Title II outlines the administrative processes to be followed, including requirements for self-evaluation and planning; requirements for making reasonable modifications to policies, practices, and procedures where necessary to avoid discrimination; identify architectural barriers to accommodation, and the need for effective communication with people with hearing, vision, and speech disabilities. This title is regulated and enforced by the U.S. Department of Justice.

From 2018 to 2020 the City completed a self-evaluation and developed an ADA Transition Plan. During the self-evaluation process, a consultant from Meeting the Challenge (MTC) reviewed and made recommendations regarding City policies and procedures to ensure compliance with Title II requirements. Meeting the Challenge also assessed 25 City facilities, 113 outdoor parks, golf courses and park facilities, and 769 miles of public right of way to assist the City in developing priorities for a 20-year ADA Transition Plan.

The Arvada team presented the findings of Arvada's ADA Self Assessment and Transition Plan in a City Council Workshop on April 12, 2021. Since that time, an ADA Coordinator position and CIP program accounts were funded and multiple projects have advanced. This workshop will present progress measures for the ADA Transition Plan and discuss the Arvada team plans to update the ADA Transition Plan in 2025.

Strategic Alignment

The ADA Program aligns with Infrastructure and Vibrant Communities and Neighborhoods Works Systems Services directed in the City Council Strategic Plan:

- INF2 - Invest in and maintain safe, resilient, accessible and environmentally efficient City facilities and fleet vehicles.
- INF7 - Ensure compliance with federal and state regulations including environmental and Americans with Disabilities Act.
- VCN4 - Ensure that all Arvadans have equal access to quality parks that provide diverse, affordable recreation opportunities in clean, safe, and healthy environments through strategic design and land acquisition.

Next Steps

The Arvada team is seeking council feedback on progress measures for the program. The ADA Transition Plan will be updated in 2025 and a future council workshop is planned for sharing the updated plan and findings.

Prepared by:
Jacqueline Rhoades, Public Works Director

Reviewed by:

Approved by:

Jacqueline Rhoades, Public Works Director	12/24/2024
Bryan Archer, Director of Finance	12/24/2024
Tammy Hedlund, Legal Specialist	12/24/2024
Kelsy Sargent, Assistant City Attorney	12/24/2024
Don Wick, Deputy City Manager	12/26/2024
Rachel Morris, City Attorney	12/30/2024
Linda Haley, Acting City Manager	12/30/2024

Enclosure, exhibits & attachments required to support the report

ADA Program Updates

City Council Workshop
January 13, 2025

Workshop Agenda

ADA Program Goals and Strategic Alignment

ADA Transition Plan Progress

ADA Transition Plan Update and Engagement Approach

Council Direction and Next Steps

ADA Program Goals

- Address accommodation requests/grievances as they are made known
- Eliminate the physical barriers prioritized in the ADA Transition Plan
- Document improvements, updates, and fixes and provide routine reporting as evidence of Arvada's good faith efforts to comply with ADA requirements and progress of the elimination of barriers
- Work collaboratively with each department to update, fund, and document ADA related infrastructure and programs

Strategic Alignment

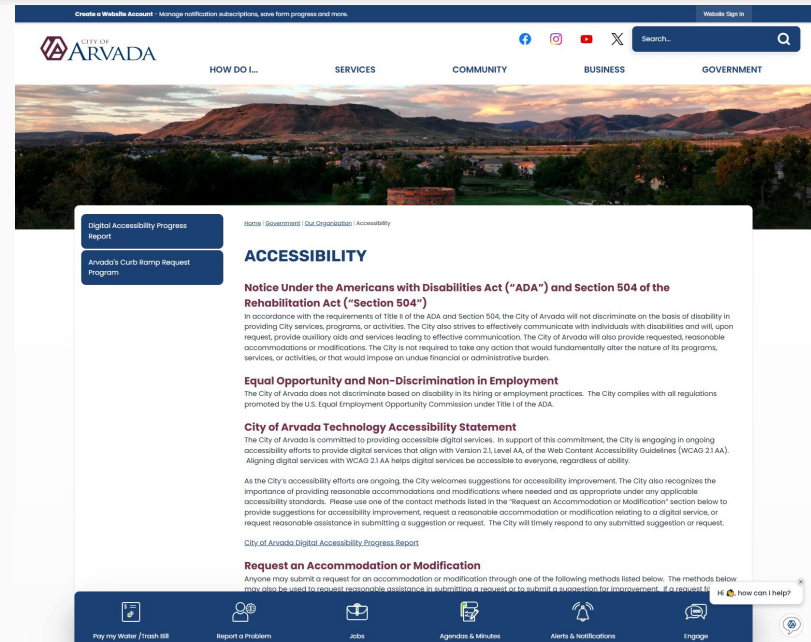
Infrastructure and VCN Work System Services

- INF2 - Invest in and maintain safe, resilient, accessible and environmentally efficient City facilities and fleet vehicles.
- INF7 - Ensure compliance with federal and state regulations including environmental and Americans with Disabilities Act.
- VCN4 - Ensure that all Arvadans have equal access to quality parks that provide diverse, affordable recreation opportunities in clean, safe, and healthy environments through strategic design and land acquisition.

Strategic Alignment Internal Implementation Plan - Grievance Process

Administer ADA Grievance Process and advise on ADA Compliance for City programs and infrastructure with the goal of 100% resolved.

Measure: Total number of accommodation requests and grievance submissions, timelines, and the total number resolved annually.



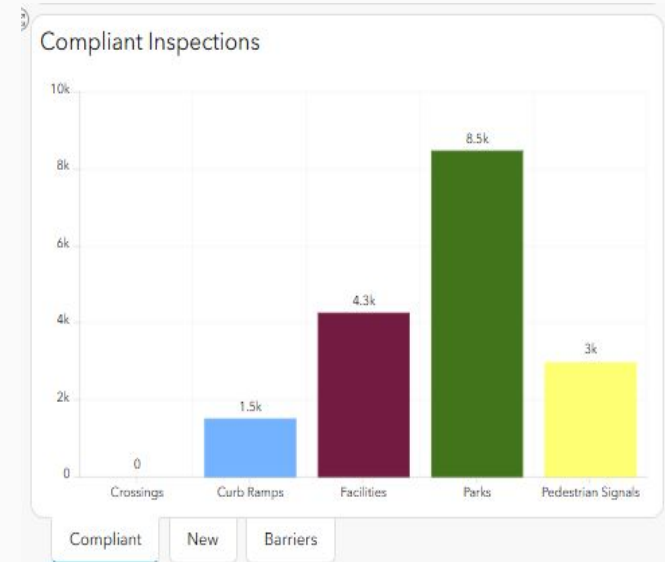
Strategic Alignment

Internal Implementation Plan - Barrier Removal

Show the progress of removing barriers to accessibility. Provide routine updates to transition plans and implementation schedules.

Measure: Update the ADA Transition Plan at least every five years.

Measure: Document and report the total number of identified barriers and the total number of barriers removed annually.

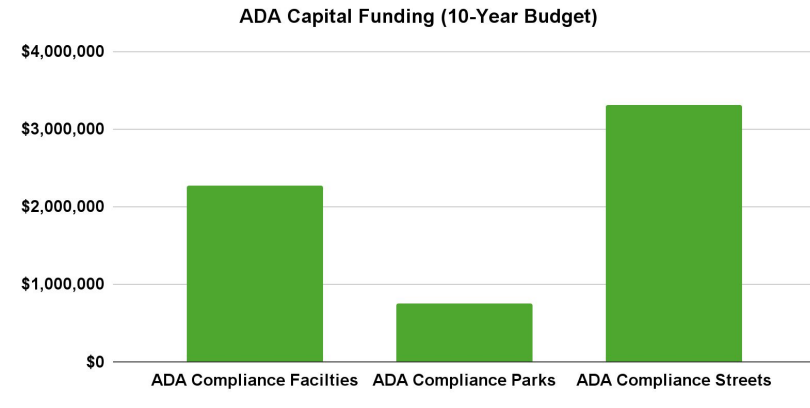


Strategic Alignment

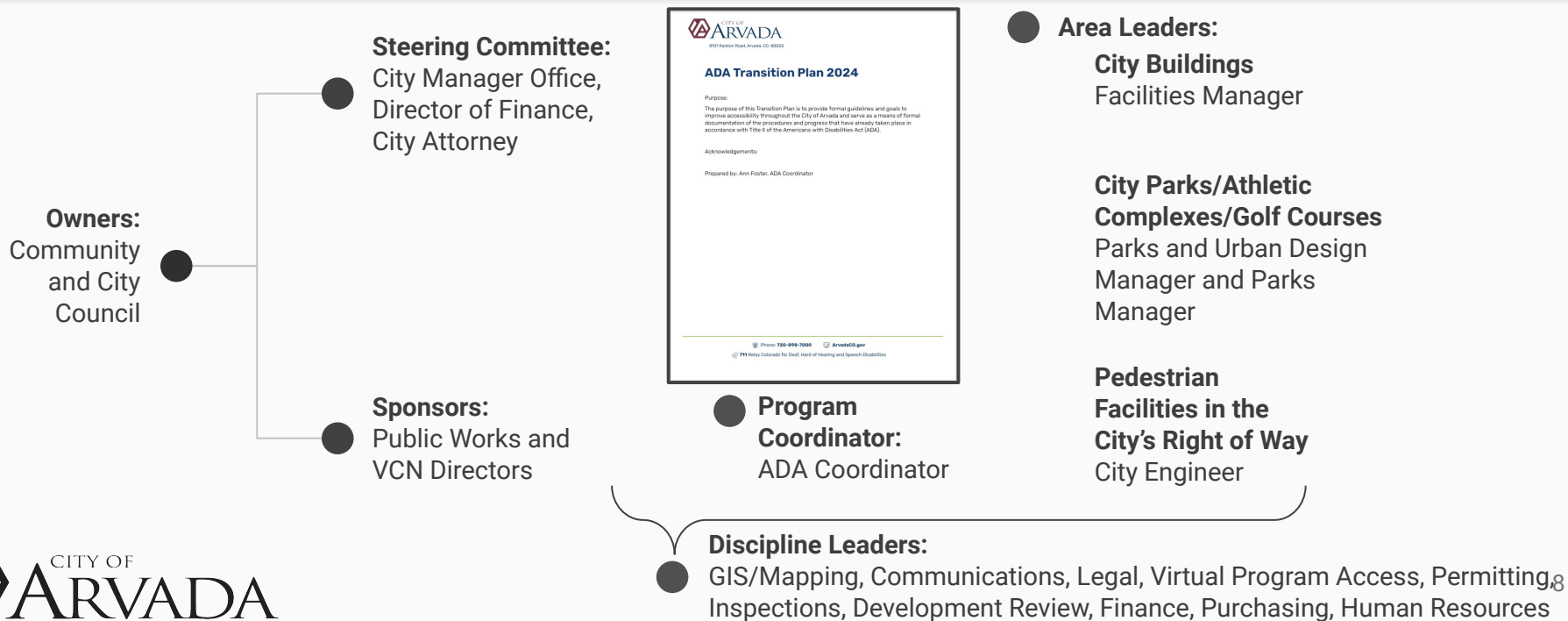
Internal Implementation Plan - Financial Plan

Utilize the City's approved budgets to implement the ADA Transition Plan, provide routine updates to implementation schedules, and communicate funding requirements.

Measure: As part of the City's two year budget cycle, CIP and operations budget requests will be presented to communicate resource requirements for Transition Plan implementation.



Arvada ADA Program Organization



ADA Program History

1990 - Americans with Disabilities Act (ADA)

2020 - City's ADA Transition Plan drafted

2021 - ADA Coordinator FTE approved

2022 - CIP Program Budgets Approved for ADA Compliance Facilities, ADA Compliance Streets, ADA Ramp Program, ADA Compliance Parks

2025 and Beyond - Advancing ADA Transition Plan Updates and Resources

ADA Transition Plan

A transition plan, per Title II regulation (28 CFR §35.150(d)(3)) must at minimum:

1. Identify architectural barriers that limit the accessibility of its programs or activities to individuals with disabilities;
2. The methods to make facilities accessible;
3. Specify the schedule to get work completed; and
4. Indicate the official responsible for implementation of the plan.

ADA Policies Review and Training

THEN:

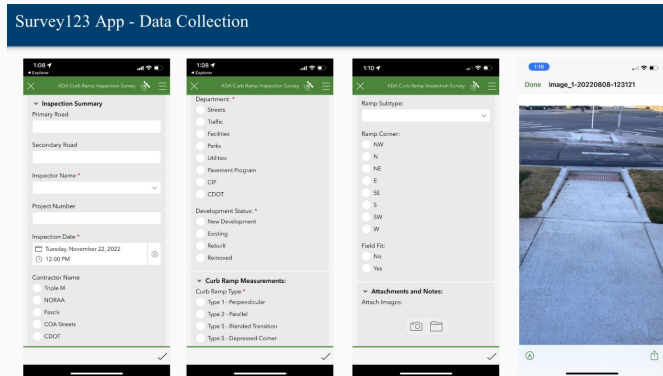
- 2100.07: Hearing Impaired/Disabled Citizen Communication Policy (2018)
- 4100.01: Accessibility at Public Meetings (2001)
- 6300.08: Grievance Procedures (2012)

NOW:

- Accessibility of Services, Programs, and Activities under Title II of the ADA and 504 of the Rehabilitation Act (2024)
- Annual training for Arvada team on Disability Awareness and Etiquette, ADA Grievance Procedure, and PROWAG standards.

Data Collection and Reporting Process

$$\% \text{ "Compliance" } = \frac{\text{Total remaining barriers from 2020 Baseline}}{\text{2020 ADA Transition Plan Inspections}}$$



City Buildings

Progress Summary and Examples

2020 Barrier Count	Barriers Removed	Barrier Removal %	2024 Compliance %
2583	86	3%	64%

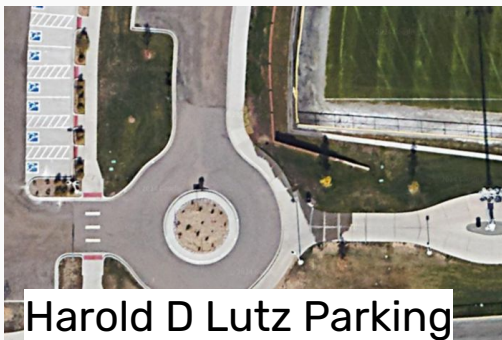


City Parks/Athletic Complexes/Golf Courses Progress Summary and Examples

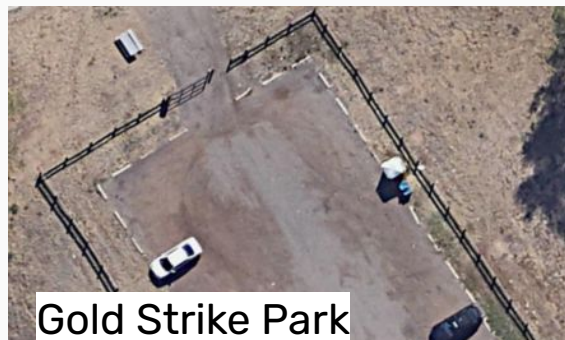
2020 Barrier Count	Barriers Removed	Barriers Removed %	2024 Compliance %
3555	219	6%	72%



McIlvoy Playground



Harold D Lutz Parking



Gold Strike Park

Pedestrian Facilities in the City's Right of Way Progress Summary and Examples

Priority	2020 Barriers	Barriers Removed	Barrier Removal %	2024 Compliance %
Curb ramps	10052	1900	19%	16%
Signals	821	105	13%	81%

**Sidewalk and Crossing data collection is underway*



Curb ramp at 80th
and Sheridan



Bus stop near Beau Jo's



Arvada Library
Parking



Balsam and
Ralston

Digital Accessibility

The City of Arvada is committed to providing accessible digital services. In support of this commitment, the City is engaging in ongoing accessibility efforts to provide digital services that align with Version 2.1, Level AA, of the Web Content Accessibility Guidelines (WCAG 2.1 AA). Aligning digital services with WCAG 2.1 AA helps digital services be accessible to everyone, regardless of ability.

2025 Update to ADA Transition Plan

- Continue self-evaluation to identify barriers and methods for barrier removal
- Conduct public outreach
- Review project priorities
- Update schedule and resource estimates
- Continue systematic barrier removal over time



Council Direction and Next Steps

Summer Workshop with 2025 Transition Plan findings

Feedback ahead of adoption of the 2025 ADA Transition Plan

Thank you!

ADA Program Updates

City Council Workshop

January 13, 2025

END



REPORT TO CITY COUNCIL

AGENDA ITEM
2.C.

TO: THE HONORABLE CITY COUNCIL

DATE: January 13, 2025

SUBJECT: Staff Updates

Report in Brief

The purpose of this workshop is for staff to provide City Council with brief updates on projects and issues that do not require a full workshop.

Prepared by:
Chris Koch, CCO Admin

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report