

Intro:

Achieving Compliance Together (ACT) will provide outreach and education regarding Adams County Development Standards and Regulations to business owners in identified areas of unincorporated Adams County. Additionally, this initiative intends to create a collaborative relationship between business owners and Adams County through identifying potential violations, education, and working together to achieve voluntary compliance.

Community Safety and Well-Being will be working with several internal stakeholders including Public Works and Community and Economic Development Department.

FAQ:

What prompted this project?

The project was prompted by feedback from business owners during discussions about code amendments. They expressed a sense of exclusion from the process and a lack of awareness regarding compliance issues. This initiative serves a dual purpose: to inform and educate business owners on regulations and potential compliance gaps while contributing to the beautification of Adams County. The Board of County Commissioners support this effort to engage local businesses, fostering collaboration and enhancing the appeal of the strategic corridor.

How are these areas identified?

The areas were identified based on the strategic analysis outlined in the Advancing Adams Comprehensive Plan 2022. The plan strategically identifies and prioritizes specific corridors based on projected growth, the mix of commercial and industrial businesses, and the importance of enhancing these areas in alignment with Adams County's overall planning efforts.

Where can I find The Advancing Adams Comprehensive Plan 2022?

<https://adcogov.org/advancing-adams-comprehensive-plan>

What is the expected outcome of the collaborative relationship between businesses owners and Adams County through ACT?

By fostering understanding of the development standards, addressing potential violations, and promoting voluntary compliance, ACT aims to create a proactive partnership to ensure businesses align with regulations.

How is Adams County working with business owners?

Adams County is working collaboratively through the ACT initiative through proactive outreach, education on development standards and regulations, and establishing a partnership to address potential violations. The approach is consultative, encouraging businesses to actively engage, seek assistance, and voluntarily comply.

Who will be contacting businesses?

Businesses will be contacted by a Proactive Code Compliance Officer and may also be contacted by stormwater and/or environmental officers, economic development professionals, building inspectors, public health representatives, and other stakeholder groups depending on the specific needs. This collaborative effort ensures a comprehensive approach to address various aspects of compliance and foster a positive working relationship.

I received an ACT letter. What do I do now?

The letter will advise you of the steps you need to take to bring the property into compliance. Please contact Kerry Gress at 720-523-6832 or kgress@adcogov.org with any questions or concerns about the items noted in the letter.

Why did I receive a notice NOW? I've been at this property for years with no issues.

With a directive from the Board of County Commissioners, Code Compliance initiated the ACT program to encourage property owners to bring their properties into compliance with the Development Standards and Regulations in order to enhance the appeal of the corridor and, hopefully, encourage the public to frequent the businesses along this corridor. We want people driving by to stop at YOUR business instead of taking their business elsewhere.

What are the most common violations seen?

The most common violations observed include outdoor storage and screening, adherence to allowed and/or permitted use, environmental and stormwater issues, factors contributing to commercial blight, signage requirements, vehicle storage concerns, building-related issues, and landscape requirements.

Where can I find the Adams County Development Standards and Regulations?

<https://adcogov.org/development-standards-regulations> - Chapter 4

<https://adcogov.org/county-ordinances-and-regulations> - #3 Blight

What if I have a permit in the process?

We will work with businesses in the permitting process collaborating closely with our internal stakeholders including Public Works and Community and Economic Development. Feel free to reach out to 720-523-6800 or email CEDD-Plan@adcogov.org (CEDEspanol@adcogov.org), and our team will assist in addressing any specific concerns or questions.

What happens if a business is unable to achieve voluntary compliance within a certain timeframe?

If a business encounters challenges in achieving voluntary compliance within the designated timeframe, our priority is to provide comprehensive support and guidance through the ACT program. We are committed to assisting businesses throughout the process. However, if voluntary compliance is still not achieved, the business will transition into our code-compliance process. At that point, a violation may be issued, and the necessary steps will be taken to address and rectify that violation.

Is my business being pushed out of the corridor?

No one is trying to push any business out of the ACT corridor(s). Adams County's goal is to revitalize the corridor(s) to benefit all of the businesses in the area.

Who can I contact with more questions?

For more information or additional questions, feel free to reach out to Adams County Neighborhood Services at 720-523-6606.