

STUDY SESSION NOTES
CITY OF WHEAT RIDGE, COLORADO
City Council Chambers 7500 W. 29th Avenue

August 19, 2013

Mayor Pro Tem Davis Reinhart called the Study Session to order at 6:30 p.m. Council members present: Davis Reinhart, Bud Starker, Joyce Jay, Kristi Davis, George Pond, Mike Stites, and Joseph DeMott.

Absent: Mayor DiTullio, Tracy Langworthy

Also present: City Clerk, Janelle Shaver; Treasurer, Larry Schulz; City Attorney, Jerry Dahl; City Manager, Patrick Goff; Community Development Director, Ken Johnstone; Public Works Director, Scott Brink; other staff and interested citizens.

PUBLIC COMMENT ON AGENDA ITEMS

Nancy Snow spoke on the NW Subarea Plan. Since the charter change there are no height limits for that area, but she hopes that staff and Council will look at the area and any tall buildings be on the lower end of the guidelines. Very tall buildings will have serious unintended consequences that the public will not be happy with. The size and amount of lighting is also an issue.

On the density issue, from the City Attorney's memo it looks like the property at 3330 Ames will be able to do what was not ever intended in the Charter. She asked that someone on Council direct staff to do research at the County to find the density limits that were in place when the existing apartment was built.

APPROVAL OF AGENDA

1. Briefing on Potential Wheat Ridge Kite Festival ~ Margie Seyfer

Mrs. Seyfer presented a business plan for an event called Kite Flite Festival to bring back a kite festival like the one Don Eafanti used to do here.

- It would provide kite flying activities for free targeting families, individuals and active seniors
- It would provide an opportunity for education (history, science), and for encouraging art and outdoor activities through kite flying.
- The Board members are Margie Seyfer, Donald Nash, Deb Bollig and Laura Poole. Donald Nash, an artist who lives in WR, is a Master Kite Flier, member of the Rocky Mt Kite Association, and is one of the originators of the Arvada kite festival. Don Eafanti is also a consultant.

- They've formed a limited Liability Corporation and would like City support.
- The test run event will be Saturday, Oct 5, at Discovery Park from 2-4pm. Purpose: to recruit, gauge participation, and sell a few kites.
- The first annual event would be Saturday, April 26, 2014 at Anderson Park. Joyce Manwaring has been working with them.
- Kite crafting classes and team with schools (contests) prior to 2014 event
- The packet included a budget.

A second handout listed challenges, positives, and requests.

Challenges:

- Pavilion, port-o-lets (\$100/hour), insurance and rental fees, and power.
- Lack of funding for non-wind activities (train, art projects, bounce house(future))
- Cost of power for vendors
- Lack of open space that's free of trees and electrical wires
- The weather

Positives:

- Will have a huge draw from the start, and it's a low risk event (no alcohol).
- Participants provide the entertainment. Will have an MC, but no bands.
- The committee has the experience and expertise to grow the event.
- Sponsor packages will be affordable.
- They already have some volunteers and a corporate sponsor for 2014.

Requests:

- Financial support from the City
- Waiver of City rental and inclusion in the City insurance. (2014 event will cost over \$400)
- Funding of \$3,000-4,000 depending on the insurance costs the first year, plus in-kind services
- \$2,000 for each additional year, plus in-kind services. The goal is to become self-sustaining.

Councilmembers had a few questions. Mr. Goff said it would be easier for him to waive fees if it is a City sponsored event, and if it is sponsored by the City, the insurance would be covered.

Mrs. Jay asked for consensus to have the fall event be a City sponsored event. There were no objections. There were also no objections to have this move forward as part of the 2014 budget.

2. Charter Density Limitations Analysis ~ Jerry Dahl

Interpretation of the density limitations has the potential to affect the entitlements of the owners of the property at 3330 Ames. Mr. Dahl went through his reasoning for his interpretation. He also has not been able to find any historical records (building

permits) that show the vacant land was used as part of the calculations for development of the acreage.

Mr. Dahl concluded that the property at 3330 Ames is a unique case. The plain language of the Charter and a lack of evidence to the contrary support the determination that Lots 10 and 11 of Columbia Heights Resubdivision of Block 5 may be considered *not* to have been used or relied upon for the adjacent multifamily developments of Lots 7, 8, and 9. His conclusion is that Lots 10 and 11 are eligible for conveyance or development subsequent to approval of a plat as described in the packet, with no need for additional amendment to the zoning code.

This interpretation does not appear to affect other residential property in the City.

No action by the Council was required or taken.

3. Northwest Subarea Plan Update ~ Ken Johnstone

Mr. Johnstone had general remarks about the updated Northwest Subarea Plan. The purpose of the update is to incorporate major accomplishments and changes that have occurred since the plan's original adoption in 2006, clarify the goals and refine strategies. Mr. Johnston summarized accomplishments to date.

The updated NW Subarea Plan is a detailed 33 page document in which the following elements have been **revised**:

- Maps and text consistent with the final Gold Line station, parking and roadway design
- Land use recommendations based on the 2009 Comprehensive Plan which focus on commercial and retail services and multi-family housing
- Future land use maps (that now extend mixed-use to the office/light industrial area south and southwest of the railroad tracks)
- Recommendations and trails locations per the City's 2010 Bicycle/Pedestrian Master Plan
- Urban design recommendations based on the Mixed Use-Commercial TOD zone and the updated 2011 Streetscape Design Manual
- Text that reflects the area's exemption from height and density limits
- New economic development recommendations consistent with the 2009 I-70/Kipling Corridor Urban Renewal Plan
- New recommendations for infrastructure improvements and financing based on the EPA Smart Growth Technical Assistance Grant (2011)
- Goals, policies and action steps

Mr. Starker asked Mr. Johnstone to address the broad subject of parkland dedication for multi-family housing. Mr. Johnstone said that recommendations will be coming to Council to amend our one-size-fits-all public use dedication

requirements which staff feels punish higher density development. He envisions a tiered evaluation of the land use dedication requirement for different types of developments. [The Plan states that fee-in-lieu of parkland dedication may be an appropriate option for this area, since open space needs are generally reduced in a compact, urban setting.]

Mr. Starker also brought up the construction defect litigation climate in Colorado that has halted the construction of for-sale multi-family projects because developers and contactors can't find insurance companies that will insure the work. Mr. Johnstone said they are aware of the issue. There was some discussion and Mr. Goff said staff will put this on the list of things to address.

Ms. Davis had concerns about the height of buildings impacting mountain views, and asked for clarification on height limits. Mr. Johnstone outlined the Mixed Use Commercial TOD category they developed which allows 6 stories as a use by right, with incentives for 8 stories if a true vertical mix of uses is done. Beyond that there are also a series of design standards that must be met when building next to residential. Within 150 feet of single-family residential the limit is 4 stories, and 3rd and 4th floors require additional 5 foot setbacks each. There are also landscape requirements. ~ Ms. Davis pressed about just the impact on views, and Mr. Johnstone said we currently have no view plane requirements.

Mr. Stites asked for consensus to move forward with the Plan. No objections.

4. Crime in Wheat Ridge Presentation ~ Chief Brennan

The Police Department accounts for 33% of the City budget and 91% of that is for personnel. This is in line with police departments locally, regionally and nationally. The 2013 Police budget of \$8,855,952 equates to a cost of \$288 per resident for law enforcement, compared to \$304 in Lakewood and \$329 for Arvada.

In addition to the packet material (Staff Report: Crime and Police Staffing in Wheat Ridge), Chief Brennan went through a Power Point presentation which addressed crime, the causal factors that affect crime, the factors that influences staffing and the costs associated with law enforcement. Some of the highlights included:

- The two different methodologies used for reporting crime
- The long list of factors that affect crime
- A comparison of the numbers of crimes for 10,7 and 3 years ago, which show that both violent crimes (crimes against persons) and property crimes are either down, or static
- The total number of offenses has declined – for a variety of reasons.
- Domestic Violence cases and Domestic Disturbances are down.
- DUI's are up the last three years and they are seeing more DUID's (drugs).
- Total calls for service are down – including crime, traffic, code enforcement, etc.
- Since he became chief we have used a blended approach to policing -- using the traditional model (responding to calls for service) and incorporating it into a

- community policing model which involves the community in regards to how to respond to crime, quality of life issues, traffic, etc.
- In the last two years we have added a data driven component to drive how we respond to hot spots or issues, and we direct our resources accordingly for timeliness and efficiency.
 - Our Organizational Direction is determined by: 1) City Strategic Plan, 2) Police Dept Strategic Plan, 3) Police Dept goals, 4) Budget, and 5) Customer Needs.
 - We are looking at providing a service for online reporting for the public for certain kinds of crimes. It's often for insurance purposes. Other cities are doing this.
 - Police Staffing is determined by:
 - #1 Community expectations
 - #2 Budgetary resources
 Also:
 - Workload demands, response times, time spent per call, ability to conduct all patrol tasks effectively/efficiently, officer administrative time, officer availability, overtime expenditures, span of control, time off, uncommitted time, deployment of personnel.
 - They try to allow 20 minutes an hour for each officer to do something proactive.
 - Because we are accredited we do a staff workload analysis every 3 years
 - Staffing Needs (liabilities):
 - Communications Center: 4 additional Emergency Services Specialists
1 Supervisor
Audits by outside sources indicate we should have more dispatchers.
 - Crime Prevention 1 additional Crime prevention officer
Also need a third School Resource Officer (grant expiring in 2015)
 - Investigations Bureau 1 VICE/Criminal Intelligence Detective
1 Supervisor for the West Metro Drug Task Force. Hey asked for this.
 - CATT Team (Crime And Traffic Team) We would be much more effective if we had additional personnel, allowing us to have a separate team for Traffic and a separate team for Crime.
 - Ultimately, we could do more if we had more personnel.

Mr. Goff told the Council that this presentation was not a set-up to ask for more staff at budget time; they've been wanting to do this for some time. He is proud of what the Police department does – meeting needs with the resources they have. He informed Council that he and the Chief have been invited to a Police Symposium next month with 49 other city managers and police chiefs from around the country – mostly because of our work on regionalization for the communications center, the crime lab, and records management radio system.

5. Staff Report(s)

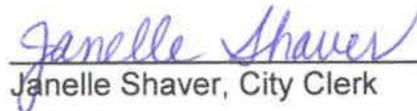
6. Elected Official Report(s)

Davis Reinhart asked if there was interest in cancelling the Town Hall Meeting that is scheduled for September. Discussion followed. No consensus was taken, but there was agreement all around to cancel the September Town Hall.

Joe DeMott asked why he and another councilmember were not invited to the special posted meeting of 6 other councilmembers yesterday, on Sunday. Kristi Davis said they met to take a picture; it wasn't a meeting. They were asked to be in a photo to support Davis [Reinhart] in his campaign.

Clerk Shaver reminded Councilmembers that if they get together to work on the sales tax ballot issue and more than 2 councilmembers are present, that is a meeting that will need to be posted and they should plan accordingly.

The Study Session adjourned at 8:20 pm.



Janelle Shaver, City Clerk