



CITY OF ARVADA

SUMMARY OF MINUTES OF THE MEETING OF THE ARVADA CITY COUNCIL HELD JANUARY 7, 2008

AGENDA REVIEW SESSION

1. Call to Order by Mayor Frie
2. Study Sessions:
 - A. Stocke-Walters

Mike Elms said this is a potential, city-initiated rezoning for the Stocke-Walter area. He said the application was initiated by a number of property owners in Stocke-Walter. Mr. Elms said representatives of the applicant and representatives of the opposition were contacted about this study session. He said staff intends to have it as a city initiated rezoning which means signs are not posted but everyone will receive written notification.

Jessica Schluederberg, an intern in Community Development, presented this study session. She said it is currently zoned R-I with about six lots zoned R-SL which would be changed to PUD-R. She said Stocke-Walter has a historic district with 56 lots and the total area in the proposed rezoning area has 96 lots. She reviewed the characteristics of the neighborhood and said there are currently single family homes and duplex units. Other character issues are six small lots and an established day care. There are also large lots that can be further subdivided. She also reviewed the current standards that exist in the R-I zoning. Currently, the zoning allows for further subdivision of the large lots for single and duplex units and flag lots are allowed.

Ms. Schluederberg said in 2005 a survey was conducted in the neighborhood, followed by a petition in July of 2007 regarding the proposed rezoning.

She said staff is proposing PUD-R zoning which is then broken down to four types of standards. The PUD-R establishes four lot sizes with accompanying minimum lot size, lot frontage, lot coverage and setbacks requirements. It would require all future subdivision of lots to have the required lot width at the street property line and would restrict the maximum height of residential units to 30 feet.

If the proposed zoning is approved, Ms. Schluederberg said property owners must meet these new standards when any of the following occur: Constructing a new house; scrape off existing house and redevelop; increase the size of the house; add or build a new accessory structure(s); subdivide existing lot to make additional lots; add a new duplex unit; and if use or structure was not approved by the City.

Councilmember Dyer asked staff to take another look at the proposed provision that would not allow an exact duplicate of a home to be built on a lot if the original home burned completely down.

Mr. Elms said staff would look at that provision. He said if a person today has a legally established duplex, or legally established use, they could rebuild the same unit if it burned down.

For future scrape-off and redevelopment of duplex units, certain development standards would apply.

Mr. Elms said staff is looking for direction from City Council. City Council directed staff to move forward with an ordinance.

3. City Council Reports:

A. Councilmember Dyer reported on the meeting with AFPD today concerning negotiations with Pridemark. He said the AFPD Board wants to have a meeting with City Council at the end of January or first part of February.

B. Councilmember Allard asked if an ordinance could be brought forward raising the amount of pay for various boards. The increase would affect appointed members to the Denver Regional Council of Governments, Planning Commission, Board of Adjustment and the Liquor Authority Board. City Council concurred to bring an ordinance forward.

4. City Manager Reports:

A. Mr. Kocian asked if the City Council retreat can be held on Friday, Feb. 29 and City Council concurred.

5. Executive Session

A. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e)

Councilmember Dyer moved to go into Executive Session for the purpose of Instructions to Negotiators, pursuant to CRS 24-6-402(4)(e).

The following votes were cast on the Motion:

Those voting Yes: Frie, Anderson, Allard, Azari, Dyer, McGoff, Williams

The Motion was approved.

I. **CITY COUNCIL MEETING: CALL TO ORDER:** Mayor Frie called the meeting to order at 6:30 p.m.

II. **MOMENT OF REFLECTION AND PLEDGE OF ALLEGIANCE**

III. **ROLL CALL OF MEMBERS:**

Those Present: Mayor Bob Frie, Mayor Pro Tem Anderson, Councilmember Don Allard, Councilmember Aaron Azari, Councilmember Bob Dyer, Councilmember Mark McGoff, Councilmember Marc Williams

Also present were: Craig Kocian, City Manager; Bill Ray, Deputy City Manager; Chris Daly, City Attorney; Mike Elms, Community Development; Jim Root, Director of Public Works; Clark Johnson, City Manager's Office; and Christine Koch, City Clerk.

IV. **APPROVAL OF MINUTES OF THE DECEMBER 17, 2007 CITY COUNCIL MEETING**

The minutes stand approved as submitted.

V. PUBLIC COMMENT ON ISSUES NOT SCHEDULED ON AGENDA

- A. Eldon Laidig, Arvada, reminded City Council and the public of the 19th Annual Poetry Gathering this week. He introduced two of the Australian Bush poets attending the gathering this week and they both recited poetry.
- B. Christine Jensen, Arvada, addressed City Council regarding the proposed changes to the City's Comprehensive Plan that is on tonight's agenda and made suggestions for changes to Chapter 5.

Ms. Jensen also said the Chamber's Building Code Review committee has been meeting and will have comments for City Council in a few weeks regarding the proposed changes to the City's building code.

VI. NEW BUSINESS

A. Consent Agenda

- 1. R08-001 A Resolution Rescinding Resolution R07-109 and Reaccepting an Annexation Petition Concerning Cowhey, 6605 Oak Street, Finding Said Petition Substantially Compliant with C.R.S. 31-12-107(1), and Setting a Public Hearing for February 11, 2008 at 7:00 P.M. at Arvada City Hall for City Council to Determine Whether the Area Meets the Requirements of C.R.S. 31-12-104 and 105, and is Considered Eligible for Annexation
- 2. R08-002 A Resolution Authorizing an Intergovernmental Agreement by and between the City of Arvada and Jefferson County for Prisoner Transport Services
- 3. R08-003 A Resolution Authorizing a Request for Payment/Reimbursement and Certification of Use of Funds to Jefferson County Open Space in the Amount of \$500,000 for Expenses Relating to the Construction of Recreation Capital Improvements

Mayor Pro Tem Anderson moved that R08-001, A Resolution Rescinding Resolution R07-109 and Reaccepting an Annexation Petition Concerning Cowhey, 6605 Oak Street, Finding Said Petition Substantially Compliant with C.R.S. 31-12-107(1), and Setting a Public Hearing for February 11, 2008 at 7:00 P.M. at Arvada City Hall for City Council to Determine Whether the Area Meets the Requirements of C.R.S. 31-12-104 and 105, and is Considered Eligible for Annexation; R08-002, A Resolution Authorizing an Intergovernmental Agreement by and between the City of Arvada and Jefferson County for Prisoner Transport Services; R08-003, A Resolution Authorizing a Request for Payment/Reimbursement and Certification of Use of Funds to Jefferson County Open Space in the Amount of \$500,000 for Expenses Relating to the Construction of Recreation Capital Improvements, be approved.

The following votes were cast on the Motion:

Those voting Yes: Frie, Anderson, Allard, Azari, Dyer, McGoff, Williams
The Motion was approved.

VII. OTHER

- A. Ratification and Approval of 07-PC-05, A Resolution by the Planning Commission for the City of Arvada, Colorado, to Amend the 2005 Arvada Comprehensive Plan to include: (1)

Chapter 4, Community Development Principles, to Address Development Within or Adjacent to Stable Rural Areas; (2) Chapter 5, Neighborhood & Community Commercial, to Address Office Use in More Detail; and (3) Land Use Plan Map (Figure 3) Revisions

Kevin Nichols, Community Development, reviewed this item with City council. He said the intent of the amendment related to stable rural developments clarifies what principles apply within stable rural areas and establishes principles when new development is adjacent to stable rural areas. On the amendment to neighborhood and community commercial land use type, the intent is to clarify that in some cases, the site may only be appropriate for office use and not retail use. Mr. Nichols said the Comprehensive Plan is just a guide and not an actual regulation. He said the zoning establishes the specifics. He said staff wants this amendment so that a false impression is not given to developers that both office and retail would work on every site. Mr. Nichols said when someone has an actual development proposal, there is a pre-conference held and staff will give them, early on, a response as to whether the proposal should work, which keeps applicants from spending a lot of money on something that won't work.

Mr. Nichols said there are also map changes being proposed to correct mistakes in the plan related to developed and adjoining land use character; to depict Clear Creek Planning Area consistent with IGA/CDP with Jefferson County; to add Wadsworth Neighborhood Plan and to change certain industrial/office areas to neighborhood/community commercial/office.

Councilmember Azari asked for confirmation that the map amendments are strictly just cleanup items and to correct errors that have been made and Mr. Elms stated that is correct. Mr. Nichols said some minor adjustments have been made. Mr. Azari asked if most of the areas are small. Mr. Nichols said most are pretty small.

Councilmember Azari asked if the Wadsworth Plan ever came before City Council for approval and Mr. Elms said yes. Mr. Azari asked that it be revisited at some point in the future.

Chris Daly, City Attorney, reminded City Council of a resolution that City Council adopted in 1995. It states that City Council can go ahead and ratify the plan, reject the plan, or remand it to the Planning Commission for amendment, revision, modification, or changes.

Councilmember Dyer moved that 07-PC-05, A Resolution by the Planning Commission for the City of Arvada, Colorado, to Amend the 2005 Arvada Comprehensive Plan to Include: (1) Chapter 4, Community Development Principles, to Address Development Within or Adjacent to Stable Rural Areas; (2) Chapter 5, Neighborhood & Community Commercial, to Address Office Use in More Detail; and (3) Land Use Plan Map (Figure 3) Revisions, be ratified and approved.

The following votes were cast on the Motion:

Those voting Yes: Frie, Anderson, Allard, Dyer, McGoff, Williams

Those voting No: Azari

The Motion was approved.

VIII. CITY COUNCIL REPORTS

A. Mayor Pro Tem Anderson said we received the FEMA designation for Van Bibber.

IX. CITY MANAGER REPORTS

- A. Craig Kocian said staff previously had a discussion with City Council and suggested that the Gold Line Committee would continue to work with RTD on advocacy of the Gold Line. He said staff is suggesting that right now the focus should be on the design of the three stations, and to watchdog the EIS process with RTD, and to be ready to take on any other assignments from City Council. City Council concurred.
- B. Craig Kocian encouraged City Council to participate with staff in a half-day tour of the city facilities. Councilmember McGoff has taken the tour and said both the tour and the conversations were very interesting.

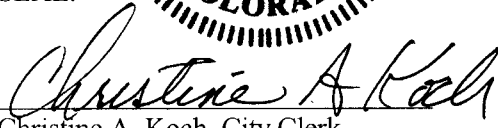
X. CITY ATTORNEY REPORTS - None

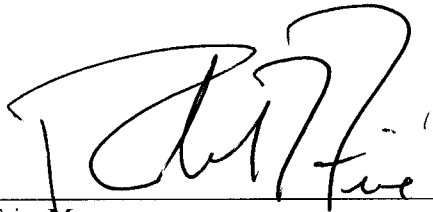
XI. PUBLIC COMMENT LONGER THAN THREE MINUTES - None

XII. ADJOURNMENT 7:17 p.m.



SEAL:


Christine A. Koch, City Clerk



Robert G. Frie, Mayor