

CITY COUNCIL MINUTES

CITY OF WHEAT RIDGE, COLORADO
7500 WEST 29TH AVENUE, MUNICIPAL BUILDING

November 21, 2016

Mayor Jay called the properly noticed **Special City Council Meeting** to order at 7:24 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL OF MEMBERS

Monica Duran	Zachary Urban	Janeece Hoppe	Kristi Davis
Tim Fitzgerald	George Pond	Larry Mathews	Genevieve Wooden

Also present: City Clerk, Janelle Shaver; City Manager, Patrick Goff; Community Development Director, Ken Johnstone; Treasurer, Jerry DiTullio; interested citizens.

CITIZENS' RIGHT TO SPEAK No one was signed up to speak.

APPROVAL OF AGENDA

PUBLIC HEARINGS AND ORDINANCES ON SECOND READING

Item 1. Council Bill No. 25-2016 – An Ordinance amending Articles I, II and VI of Chapter 26 of the Wheat Ridge Code of Laws concerning the Implementation of a Residential Bulk Plane Development Standard

This ordinance amends the development standards for the R1-C zone and single-family dwellings in R-3 zones to add bulk plane regulation. This will reduce the mass and scale of new development in the smallest lot single-family zones. Currently the only standard is a 35-foot height maximum.

Councilmember Hoppe introduced Council Bill 25-2016.

Mayor Jay opened the Public Hearing.

City Clerk Shaver assigned Ordinance 1613.

Staff Report – Ken Johnstone

Mr. Johnstone gave background on the topic. Of concern is the impact of redevelopment on existing neighborhoods. Staff began research last summer on building height, building setbacks, and bulk/plane regulations. An emergency ordinance was adopted on August 22; it expires tonight, November 21. The ordinance before Council attempts to strike a balance between maintaining neighborhood character and supporting investment.

- With diagrams, Mr. Johnstone went through an explanation of the bulk plane regulations, including height analysis.

- Most of R1-C is in District 1; most of the R-3 is in east WR.
- Planning Commission recommends denial and believes a more comprehensive approach should be taken considering building heights, neighborhood character areas, and single family residential designs standards.
- He confirmed that if passed, this ordinance would be in effect at midnight.

Public Comment

Dorothy Archer (WR) requested passage of the 15 ft bulk plane limit to preserve home values, not create a need for low-income housing, and keep our small town feel.

Erik Jacobsen (WR) thanked the Mayor, Council, and staff for reacting quickly to citizen concerns. This is in line with neighboring cities and will help neighborhood relations.

Mayor Jay closed the Public Hearing

Motion by Councilmember Hoppe to approve Council Bill 25-2016, an ordinance amending Articles I, II and VI of Chapter 26 of the Wheat Ridge Code of Laws concerning the implementation of residential bulk plane development standards, on second reading and that it take effect immediately upon adoption and signature by the Mayor; seconded by Councilmember Duran.

Councilmember Fitzgerald announced he will be voting against the ordinance because he believes the base plane measurement unfairly disadvantages owners of sloped lots.

Motion carried 7-1, with Councilmember Fitzgerald voting no.

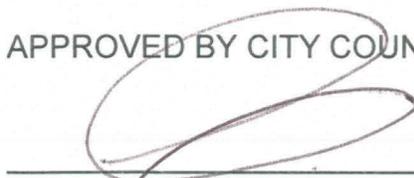
ADJOURNMENT

The Special City Council Meeting was adjourned at 7:48 pm.



Janelle Shaver, City Clerk

APPROVED BY CITY COUNCIL ON December 12, 2016



George Pond, Mayor pro tem

The preceding Minutes were prepared according to §47 of Robert's Rules of Order, i.e. they contain a record of what was *done* at the meeting, not what was *said* by the members. Recordings and DVD's of the meetings are available for listening or viewing in the City Clerk's Office, as well as copies of Ordinances and Resolutions.