

AGENDA

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

January 23, 2017
7:00 p.m.

Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. Call Sara Spalding, Public Information Officer, at 303-235-2877 at least one week in advance of a meeting if you are interested in participating and need inclusion assistance.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS

APPROVAL OF Council Minutes of January 9, 2017

PROCLAMATIONS AND CEREMONIES

CITIZENS' RIGHT TO SPEAK

- a. Citizens, who wish, may speak on any matter not on the Agenda for a maximum of 3 minutes and sign the Public Comment Roster.
- b. Citizens who wish to speak on Agenda Items, please sign the GENERAL AGENDA ROSTER or appropriate PUBLIC HEARING ROSTER before the item is called to be heard.
- c. Citizens who wish to speak on Study Session Agenda Items, please sign the STUDY SESSION AGENDA ROSTER.

APPROVAL OF AGENDA

PUBLIC HEARING AND ORDINANCES ON SECOND READING

1. Resolution 01-2017 – approving a Special Use Permit to allow a Vehicle Sales Facility in a Commercial-One (C-1) Zone District located at 9160 West 44th Ave. (Case No. SUP-16-04/Elevated Motors)

DECISIONS, RESOLUTIONS AND MOTIONS

2. Motion to approve the purchase of 2017 vehicle replacements and the purchase and installation of lighting, auxiliary and communications equipment in a total amount not to exceed \$379,928

DECISIONS, RESOLUTIONS AND MOTIONS con't

3. Motion to award a contract to Data Transfer Solutions, LLC, of Orlando, Florida, in the amount of \$154,800 for Viewworks Asset Management Software and Support

CITY MANAGER'S MATTERS

CITY ATTORNEY'S MATTERS

ELECTED OFFICIALS' MATTERS

ADJOURN TO SPECIAL STUDY SESSION

CITY COUNCIL MINUTES

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

January 9, 2017

Mayor Jay called the Regular City Council Meeting to order at 7:00 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	Larry Mathews	Genevieve Wooden	

Absent: George Pond

Also present: City Clerk, Janelle Shaver; City Attorney, Jerry Dahl; Administrative Services Director, Heather Geyer; guests and interested citizens.

APPROVAL OF COUNCIL MINUTES of November 28, 2016 and December 12, 2016 and Study Session Notes of December 5, 2016 and December 19, 2016

Clerk Shaver made note of the addition of a clarifying word in the Study Session Notes of December 5. There being no objection, the minutes of the Regular City Council Meeting of November 28, 2016, December 12, 2016 the Study Session Notes of December 5, 2016, and December 19, 2016 were approved as corrected.

PROCLAMATIONS AND CEREMONIES none

CITIZENS' RIGHT TO SPEAK

Adam Wylie (WR) spoke as a representative of ATAT. They are working on a project called Cycle Trooper. A pedi-cab will be available for multiple uses – for folks who don't have bikes, to help with bike repairs and to help deliver books for Ride for Reading.

John Clark (WR) announced that the WR Coop shared office space will be opening soon at 7250 W 38th. It will be a place for people to use as office space. Details on an open house will be forthcoming. ~ He also encouraged folks to celebrate our western heritage and attend the Stock Show. His boys will be showing their steers on Jan 20 and 21.

APPROVAL OF AGENDA

PUBLIC HEARINGS AND ORDINANCES ON SECOND READING

1. Council Bill 26- 2016 – **PUBLIC HEARING CANCELLED** due to applicant withdrawal of the rezoning of property located at 10001 W. 32nd Ave. from Residential-One (R-1) to Planned Mixed Use Development (PMUD) and for approval of an Outline Development Plan (Case No. WZ-16-01/Fountain on the Ridge)

CITY MANAGER'S MATTERS

CITY ATTORNEY'S MATTERS

ELECTED OFFICIAL'S MATTERS

Janelle Shaver recognized the recent passing of beloved community member Don Eafanti. A local barber who served 5 terms on City Council, he was responsible for countless acts of kindness in the community and will be greatly missed.

Zach Urban noted the Kiwanis is looking for new members. They will have a gathering at Clancy's on Tuesday, January 10 from 5:30-7pm for anyone who is interested in joining.

Larry Mathews noted missing the recent discussion about the retreat. He will send a letter to Patrick and Council with his thoughts about what he thinks should be addressed at the retreat. He suggested discussing "topics" soon – or nothing will get accomplished.

ADJOURN TO SPECIAL STUDY SESSION

The City Council Meeting was adjourned at 7:12 p.m. A Special Study Session followed.

Janelle Shaver, City Clerk

APPROVED BY CITY COUNCIL ON January 23, 2017

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.

REQUEST FOR CITY COUNCIL ACTION

TITLE: RESOLUTION NO. 01-2017 – A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW A VEHICLE SALES FACILITY IN A COMMERCIAL-ONE (C-1) ZONE DISTRICT LOCATED AT 9160 WEST 44TH AVENUE (CASE NO. SUP-16-04/ELEVATED MOTORS)

☒ PUBLIC HEARING
☐ BIDS/MOTIONS
☒ RESOLUTIONS

☐ ORDINANCES FOR 1ST READING
☐ ORDINANCES FOR 2ND READING

QUASI-JUDICIAL:

☒ YES☐ NO
Community Development Director
City Manager**ISSUE:**

The applicant is requesting approval of a Special Use Permit (SUP) to allow a vehicle sales facility at 9160 W. 44th Avenue. The property is zoned Commercial-One (C-1).

This case was initiated as an administrative review; however, a written objection to the application was received during the public notice period. When objections are received, the special use is required to be considered by City Council at a public hearing.

PRIOR ACTION:

There has been no previous action by the City concerning the property.

FINANCIAL IMPACT:

One-time fees in the amount of \$300 were submitted with the application.

BACKGROUND:

The property is located on the south side of 44th Avenue between Field Street and Garrison Street. According to the Jefferson County Assessor, the existing structure on the property was

built in 1962, and sits on 39,857 square feet (0.92 acres) of land. The existing structure has been divided into two units. The easternmost unit is occupied by Adolph's Automotive, an automotive repair shop that has been at this location for at least 15 years. The westernmost unit, the unit of interest for this application, has most recently been occupied by a second-hand store. Both units have garage doors and storefronts.

The subject property is zoned Commercial-One (C-1), as are many of the nearby properties located along 44th Avenue. There is also some other commercial zoning in the area including Restricted Commercial (RC) and Commercial-Two (C-2). To the south the property borders the City of Wheat Ridge's Anderson Park, which is zoned Public Facilities (PF). To the southwest of the property is a residential neighborhood zoned Residential-Two (R-2) and Residential-Three (R-3). These zone districts are also found to the north of 44th Avenue.

Access to the site is from West 44th Avenue with parking in front of the building. A drive from the front parking lot extends to the south along the western side of the building into a large open area to the rear of the structure. A portion of the area behind the building is paved and the rest is gravel. Except for a small area of unmaintained landscaping measuring 10' x 20' at the northwest corner of the site, the property is devoid of landscaping viewable from West 44th Avenue.

West 44th Avenue is classified as a minor arterial and carries more than 12,000 vehicles per day (2009 count).

The applicant proposes to lease the westernmost unit and operate a used car dealership from the space. The interior of the unit is planned to be a showroom and office. As the company's inventory grows, the owners plan to utilize the western edge of the property for the parking of for-sale vehicles. They are currently not planning to use the unpaved area in the rear of the property, and will leave access open to the rear of the property for Adolph's Automotive. Before the rear portion of the property can be used for parking and/or auto display, paving must be completed.

This case has been through a standard referral process. All referral agencies are currently serving the property or have no objections to the request.

A detailed staff report is attached for additional background on this application. The letter of objection submitted regarding the application is attached to the staff report as Exhibit 7. Staff has concluded that the objection is related more to the general state of West 44th Avenue than the specific proposal. For this reason, staff is recommending approval of this request.

RECOMMENDED MOTION:

"I move to approve Resolution No. 01-2017, a resolution approving a Special Use Permit to allow a vehicle sales facility in a Commercial-One (C-1) zone district located at 9160 W. 44th Avenue (Case No. SUP-16-04), for the following reasons:

1. City Council has conducted a proper public hearing meeting all public notice requirements as required by Section 26-109 of the Code of Laws.

2. The proposed Special Use Permit has been reviewed by the Community Development Department, which has forwarded its recommendation of approval.
3. The proposed Special Use Permit has been found to comply with the “criteria for review” in Section 26-114-D of the Code of Laws.

With the following conditions:

1. All vehicles on the site must be parked on a paved surface.
2. In lieu of a landscaped strip along 44th Avenue, staff recommends that the landscape island at the northwest corner of the site be re-established with low-growing shrubs and ground cover.
3. The grant of use shall run with the property.
4. The Special Use Permit shall comply with all material representation commitments and operational restrictions as depicted in the application materials and documents maintained in the case file in the Community Development Department.”

Or,

"I move to deny Resolution No. 01-2017, a resolution approving a Special Use Permit to allow a vehicle sales facility in a Commercial-One (C-1) zone district located at 9160 W. 44th Avenue (Case No. SUP-16-04), for the following reason(s):

- 1.
- 2.
- 3.”

REPORT PREPARED BY:

Meredith Reckert, Senior Planner

Kenneth Johnstone, Community Development Director

Patrick Goff, City Manager

ATTACHMENTS:

1. Resolution No. 01-2017
2. Staff report with exhibits

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 01
Series 2017

TITLE: A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW A VEHICLE SALES FACILITY IN A COMMERCIAL-ONE (C-1) ZONE DISTRICT LOCATED AT 9160 W. 44TH AVENUE (CASE NO. SUP-16-04/ELEVATED MOTORS)

WHEREAS, Chapter 26, Article I of the Wheat Ridge Code of Laws establishes the procedures for the City's review and approval of Special Use Permits; and

WHEREAS, an application for a Special Use Permit has been received to allow a vehicle sales facility in a C-1 zone district located at 9160 W. 44th Avenue; and,

WHEREAS, the request for Special Use Permit began as an administrative process which registered a written objection after the neighborhood meeting triggering a City Council public hearing; and,

WHEREAS, all required publishing, posting and notification requirements for a January 23, 2017, City Council public hearing have been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wheat Ridge, Colorado, as follows

A SPECIAL USE PERMIT TO ALLOW A VEHICLE SALES FACILITY IN A COMMERCIAL-ONE (C-1) ZONE DISTRICT LOCATED AT 9160 W. 44TH AVENUE (CASE NO. SUP-16-04/ELEVATED MOTORS) IS HEREBY APPROVED FOR THE FOLLOWING REASONS:

1. City Council has conducted a proper public hearing meeting all public notice requirements as required by Section 26-109 of the Code of Laws.
2. The proposed Special Use Permit has been reviewed by the Community Development Department, which has forwarded its recommendation of approval.
3. The proposed Special Use Permit has been found to comply with the "criteria for review" in Section 26-114-D of the Code of Laws.

With the following conditions:

1. All vehicles on the site must be parked on a paved surface.
2. In lieu of a landscaped strip along 44th Avenue, Staff recommends that the landscape island at the northwest corner of the site be re-established with low-growing shrubs and ground cover.

3. The grant of use shall run with the property.
4. The Special Use Permit shall comply with all material representation commitments and operational restrictions as depicted in the application materials and documents maintained in the case file in the Community Development Department.

DONE AND RESOLVED by the City Council this 23rd day of January, 2017.

By: _____
Joyce Jay, Mayor

ATTEST:

Janelle Shaver, City Clerk



PLANNING DIVISION STAFF REPORT

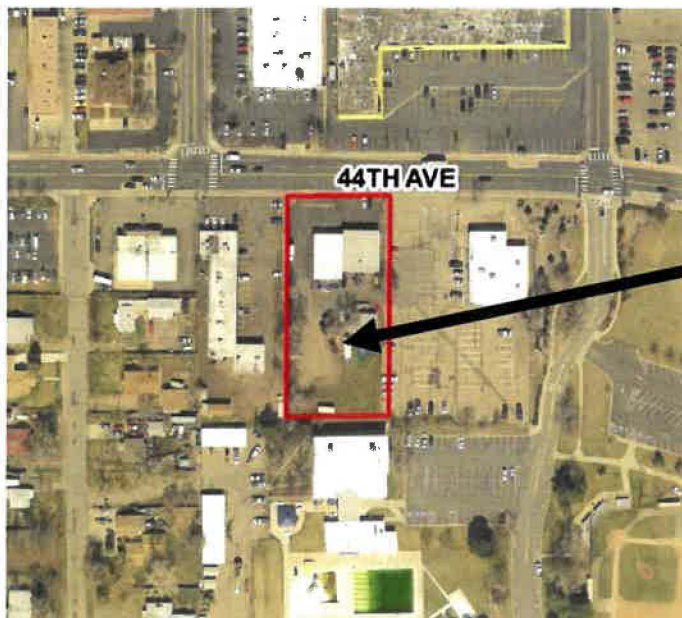
TO Director of Community Development **CASE MANAGER:** Meredith Reckert
DATE: December 22, 2016
CASE NO. & NAME: SUP-16-04/Elevated Motors
ACTION REQUESTED: Approval of a Special Use Permit to allow a vehicle sales facility in a C-1 zone district

LOCATION: 9160 W. 44th Avenue
APPLICANT (S): Chris Connroy for Elevated Motors
APPROXIMATE AREA: 1.59 acres

PRESENT ZONING: Commercial-One
PRESENT LAND USE: Auto repair, retail sales

ENTER INTO RECORD:

- (X) CASE FILE & PACKET MATERIALS
 - (X) ZONING ORDINANCE
-



JURISDICTION:

The property is within the City of Wheat Ridge, and all notification and posting requirements have been met, therefore, there is jurisdiction to make a decision regarding this case.

I. REQUEST

The applicant is requesting approval of a Special Use Permit (SUP) to allow a vehicle sales facility in a Commercial-One (C-1) zone district.

Pursuant to Ordinance No. 1291, the Community Development Director has the ability to decide upon applications for administrative special use approval, without a public hearing, provided the following conditions are met:

1. A completed application package has been submitted and fee paid.
2. The Community Development Department has notified adjacent property owners by letter and the site has been posted for at least ten (10) days.
3. No written objections have been received in such ten-day period.
4. The Director of Community Development concludes that the criteria for approval, as set forth below, are substantially complied with and support the request.

The Community Development Director shall also decide the following:

1. Whether the SUP runs with the land in perpetuity.
2. Whether the SUP is personal to the applicant and may or may not be inherited.
3. Whether the SUP is granted only for a defined period, after which time the special use shall expire unless renewed subject to all of the requirements of this section.

If written objections are submitted, the case shall be forwarded to City Council for a decision.

II. EXISTING CONDITIONS

The property is located on the south side of 44th Avenue between Field Street and Garrison Street. According to the Jefferson County Assessor, the existing structure on the property was built in 1962, and sits on 39,857 square feet (0.92 acres) of land. The existing structure has been divided into two units. Adolph's Automotive, an automotive repair shop, occupies the easternmost unit. The westernmost unit, the unit of interest for this application, has most recently been occupied by a second-hand store. Both units have garage doors and storefronts. (Exhibit 1, Aerial photo)

The subject property is zoned Commercial-One (C-1), as are many of the nearby properties located along 44th Avenue. There is also some other commercial zoning in the area including Restricted Commercial (RC) and Commercial-Two (C-2). To the south the property borders the City of Wheat Ridge's Anderson Park, which is zoned Public Facilities (PF). To the southwest of the property is a residential neighborhood zoned Residential-Two (R-2) and Residential-Three (R-3). These zone districts are also found to the north of 44th Avenue. (Exhibit 2, Zoning map)

Access to the site is from West 44th Avenue with parking in front of the building. A drive from the front parking lot extends to the south along the western side of the building into a large open area to the rear of the structure. A portion of the area behind the building is paved and the rest is gravel. Except for a small area of unmaintained landscaping measuring 10' x 20' at the northwest corner of the site, the property is devoid of landscaping viewable from West 44th Avenue.

(Exhibit 3, Site photos)

West 44th Avenue is classified as a minor arterial and carries over 12,000 vehicles per day (2009 count).

III. CASE ANALYSIS

The applicant proposes to lease the westernmost unit and operate a used car dealership from the space. The interior of the unit is planned to be a showroom and office. As the company's inventory grows, the owners proposed to utilize the western edge of the property for the parking of for-sale vehicles. They are currently not planning to use the unpaved area in the rear of the property, and will leave access open to the rear of the property for Adolph's Automotive. Before the rear portion of the property can be used for parking and/or auto display, paving must be completed. (Exhibit 4, Site plan)

IV. SPECIAL USE PERMIT CRITERIA

Before an administrative special use is approved, the applicant shall show and the Community Development Director shall find that the majority of the proposed special use criteria have been met. Staff provides the following review and analysis of the SUP criteria. The applicant has submitted an analysis of the criteria. (Exhibit 5, SUP criteria)

- 1. The special use will not have a detrimental effect upon the general health, welfare, safety and convenience of persons residing or working in the neighborhood.**

The property has been used commercially since the early 1970's and no physical changes are proposed. The new use will not have a detrimental effect on the general health, welfare, safety and convenience of persons residing or working in the neighborhood. West 44th has adequate capacity to handle the traffic generated by the business.

Staff concludes that this criterion has been met.

- 2. The special use will not create or contribute to blight in the neighborhood by virtue of physical or operational characteristics.**

The request will not create or contribute to blight in the neighborhood if properly operated as indicated by the site plan and proposed narrative.

Staff concludes that this criterion has been met.

3. The special use will not create adverse impacts greater than allowed under existing zoning for the property.

Staff has not identified any adverse impacts greater than are allowed under the existing zoning. The list of C-1 permitted uses allows a variety of commercial operations many of which could be more impactful than the proposal. Those would include regional commercial businesses such as 24-hour grocery or convenience stores, bars, restaurants and banks.

Staff concludes that this criterion has been met.

4. The special use will not result in undue traffic congestion or traffic hazards, or unsafe parking, loading, service of internal traffic conflicts to the detriment of persons whether on or off the site.

West 44th Avenue is designated as a minor arterial and has adequate capacity to serve any additional traffic generated to and from the site. Adequate parking is provided for the building and display lot so the new use will be accommodated.

Staff concludes that this criterion has been met.

5. The property is appropriately designed, including setbacks, heights, parking, bulk, buffering, screening and landscaping, so as to be in harmony and compatible with the character of the surrounding areas and neighborhood, especially with adjacent properties.

All structures and property improvements are already in place. No changes to the exterior of the building are being proposed. As a result, all setbacks from surrounding structures will remain the same and the structure height will remain unchanged. The impervious surfaces will not be changed so site drainage will continue to flow as it does today. If the applicant wishes to expand the vehicle display area in the back, additional paving would be required.

Section 26-628.E. of the zoning and development code requires that a 10' wide landscaped buffer be provided between vehicle sales lots and the abutting street. Staff concludes that this would be impractical based on the location of the existing curb cuts to the property. It would also displace area in front of the building needed for parking and circulation. Instead, Staff recommends the landscape island at the northwest corner of the site be re-established with low-growing shrubs and ground cover.

Staff concludes that this criterion has been met.

6. The special use will not overburden the capacities of the existing streets, utilities, parks, schools and other public facilities and services.

All utility agencies are currently serving the property and based on referral responses received, will continue to do so. There will be no impact on parks, utilities or other public facilities or services.

Staff concludes that this criterion has been met.

7. There is a history of compliance by the applicant and/or property owner with Code requirements and prior conditions, if any, regarding the subject property.

According to code enforcement records, there have been no violations in the past four years.

Staff concludes that this criterion has been met.

8. The application is in substantial compliance with the applicable standards set forth in the Architectural and Site Design Manual.

The existing structures are already in place and the special use will not trigger compliance with the ASDM

Staff concludes that this criterion is not applicable.

V. NEIGHBORHOOD MEETING

A meeting for neighborhood input was held on October 18, 2016. There was one attendee from the neighborhood who was in favor of the request. (Exhibit 6, Neighborhood meeting notes)

In response to the neighborhood meeting notice, a letter of objection was received from the property owners at 4370 Garland Street. Section 26-114.C.5.c. of the zoning code indicates that if objections are received regarding an SUP, they “must be directly related to the concerns regarding the request. General objections regarding existing land use condition or issues not related to the request will not be considered grounds for objection.” (Exhibit 7, Letter of objection)

The letter of objection indicates that the SUP should not be approved because there is another vehicle sales lot located at 9200 W. 44th Avenue. This facility is located roughly 350 feet to the west. Another vehicle sales facility is located at 8935 W. 44th, roughly 600’ to the east of the subject site. The objectors have opined that this use will be a detriment to 44th Avenue and will contribute towards deterioration of the area.

West 44th Avenue between Everett and Kipling has historically been a hub for vehicle sales and repair operations. Many of these buildings and/or businesses have been in place since the 1940’s and 1950’s. It would appear that the subject tenant space was at one time used for vehicle repair due to the existing garage door on the front side of the building. The tenant space adjoining the subject tenant space is currently used for auto repair.

Other businesses along this stretch of 44th which may be considered “undesirable” include building and landscape contractors and businesses that have unscreened outside storage or other code violations. There has also been a general lack of maintenance and investment by property owners that has contributed to the “industrial” look of the area.

This portion of West 44th Avenue does not have the same characteristics as other streets in Wheat Ridge such as West 38th Avenue or 29th Avenue between Fenton and Chase. To suggest that 44th become a destination shopping area is unrealistic at this time without City efforts such as creation of a subarea plan or specific investment strategies. Staff would note that the 44th Avenue corridor has been a target for code enforcements efforts as part of the City’s TLC program.

The final comment is in regard to the property’s current tenant who has used the front portion of the property illegally as a display area for second-hand retail sales. Again, they are speculating that the new tenant will operate his business similar to the existing tenant.

Staff concludes that the objections are not directly related to the applicant’s operation and are in general, observations of other undesirable conditions on 44th Avenue. For these reasons, Staff continues to support the proposed SUP.

Staff further concludes that improvements and operation consistent with the SUP application should be a benefit to the area.

There were no positive or negative responses to the administrative posting and noticing for the SUP.

VI. AGENCY REFERRALS

All affected service agencies were contacted regarding the ability to serve the property. The following responses were received:

Arvada Fire Protection District: Can continue to serve the property.

Clear Creek Valley Sanitation District: Is already serving the property and has no objections to the proposed Special Use.

Valley Water District: Has no concerns and can continue to serve the property.

Wheat Ridge Police Department: Has no concerns with the project.

Wheat Ridge Public Works: Has no concerns regarding traffic or drainage.

All other affected agencies did not respond.

VII. STAFF CONCLUSIONS AND RECOMMENDATIONS

Having found the application for Case No. SUP-16-04, a Special Use Permit to allow a vehicle sales lot in a Commercial-One (C-1) zone district on property located at 9160 W. 44th Avenue, to be complete and in compliance with the majority of the applicable review criteria, staff is recommending APPROVAL of the Special Use request based on the following findings of fact:

1. The request for administrative SUP meets all applicable conditions as required by Section 26-114 of the City of Wheat Ridge Code of Laws.
2. The request will not have a detrimental effect upon the general health, safety, welfare or convenience of the public in the area.
3. The request will not adversely affect the adequate light and air, nor cause significant water or noise pollution, or cause drainage problems for the general area.
4. The request will not result in undue traffic congestion or traffic hazards, or unsafe parking, loading, service or internal traffic conflicts to the detriment of persons whether on or off the site.
5. The request will not impact the physical character or contribute to blight in the area.
6. The request will not overburden the capacities of the existing streets, utilities, parks, schools, and other public facilities and services.
7. Although an objection to the Special Use application was received, Staff has concluded that it does not relate directly to the proposed operation but rather to the current conditions along West 44th Avenue.

With the following conditions:

1. All vehicles on the site must be parked on a paved surface.
2. In lieu of a landscaped strip along 44th Avenue, Staff recommends that the landscape island at the northwest corner of the site be re-established with low-growing shrubs and ground cover.
3. The grant of use shall run with the property.
4. The Special Use Permit shall comply with all material representations, commitments and operational restrictions as depicted in the application materials and documents maintained in the case file in the Community Development Department.

Exhibit 1, Aerial Photo

Site



Exhibit 2, Zoning map

Site

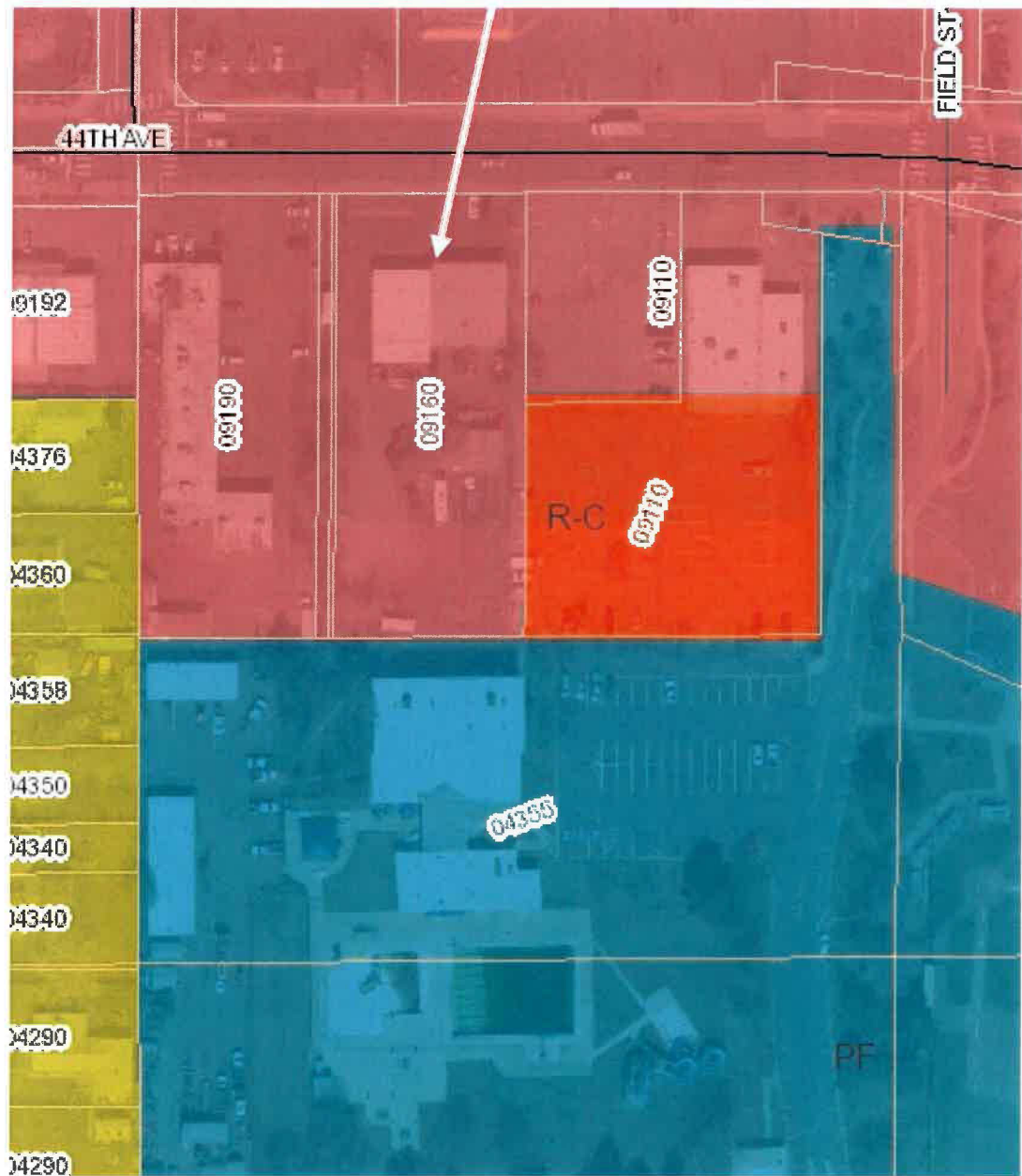


Exhibit 3, Site photos



Front of structure – existing
auto repair facility

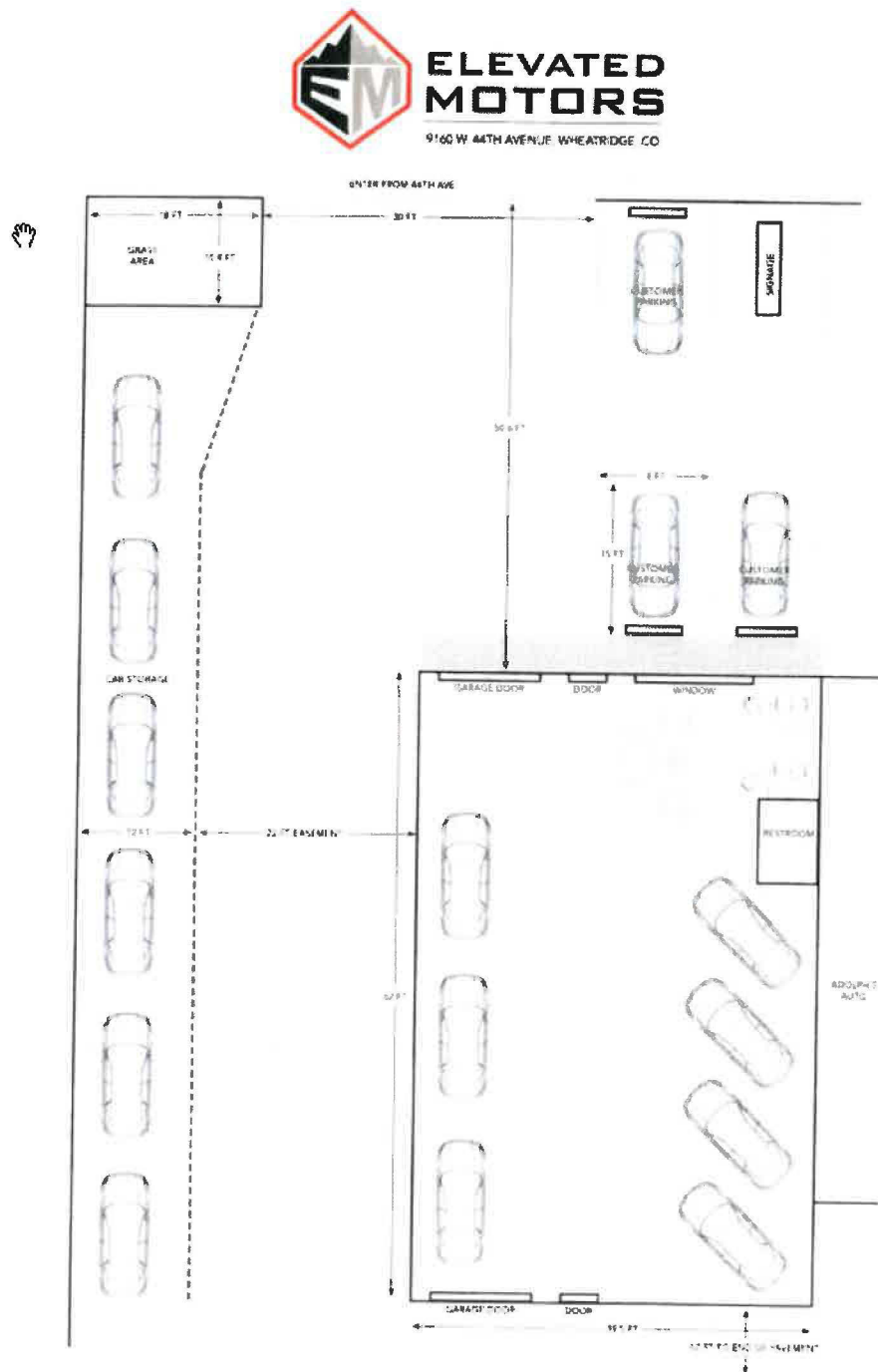


Front of structure – proposed
location of sales lot



Existing unmaintained
landscape island

Exhibit 4, Site plan



**Exhibit 5, Applicant's response to
SUP criteria**

Special use permit review criteria for Elevated Motors LLC proposed use of 9160 W. 44th Ave for a used car dealership.

- 1) The special use will not have a detrimental effect upon the general health, welfare, safety and convenience of persons residing or working in the neighborhood.**
-Elevated Motors will not be using any harsh chemical to clean, maintain or repair any vehicles on property. There also not be any major paint or body work done to vehicles on the property. There will will be minimal noise and all work related business will be on the property except for test drives. With 1-70 close there will be a good way to get the car out and test all aspects of the car.
- 2) The special use will not create or contribute to blight in the neighborhood by virtue of physical or operational characteristics.**
-Elevated Motors is committed to using "environment friendly practices" to wash and maintain vehicle inventory. There will be a recycling program to minimize raw waste as much as possible.
- 3) The special use will not create adverse impacts greater then allowed under existing zoning for the property.**

Continued.....

-Elevated motors will not do any retail sales or services outside of what is allowed under C-1 zoning

4) The special use will not result in undue traffic congestion or traffic hazards, or unsafe parking, loading, service or internal traffic conflicts to the detriment of persons whether on or off the site.

-All of Elevated Motors Vehicle inventory will be held on property, there will also be assigned parking for customers to insure that there is no unsafe traffic hazards or parking. Loading and unloading of inventory will be done it the rear of the property in the dirt lot.

5) The property is appropriately designed, including setbacks, heights, parking, bulk, buffering, screening and landscaping, so as to be in harmony and compatible with the character of the surrounding areas and neighborhood, especially with adjacent properties.

-No inventory will park next to next to street/sidewalk that will be assigned customer parking. All inventory will be inside or next to the property leaving a 22 foot space for cars and service vehicles. We will work with the city for any changes that will be needed.

6) The special use will not overburden the capacities of the existing streets, utilities, parks, schools and other public facilities and services.

-All inventory will be parked on premises. This business will only bring in customers looking to buy cars. We will provide plenty of parking for even the busy days.

7) There is a history of compliance by the applicant and/or property owner with Code requirements and prior conditions, if any, regarding the subject property.

-Elevated Motors is a new business and is committed to working with the city and state to comply with all codes and conditions.

Exhibit 6, Neighborhood Meeting notes



City of Wheat Ridge Municipal Building 7500 W. 29th Ave. Wheat Ridge, CO 80033-8001 P: 303.235.2846 F: 303.235.2857

NEIGHBORHOOD MEETING NOTES

Meeting Date: October 18, 2016

Attending Staff: Zack Wallace, Planner I

Location of Meeting: City of Wheat Ridge Municipal Building 2nd Floor Conference Room

Property Address: 9160 W. 44th Avenue

Property Owner(s): Colleen M Perko
Per Jefferson County Assessor Records

Property Owner(s) Present? A representative of the property owner was present.

Applicant: Chris Connroy
Sean Connroy

Applicant Present? Yes

Existing Zoning: Commercial-One (C-1)

Existing Comp. Plan: Neighborhood Commercial Corridor

Existing Site Conditions: The property is located along 44th Avenue between Field Street and Garrison Street. The subject property is zoned Commercial-One (C-1), as are many of the nearby properties located along 44th Avenue. There is also some other commercial zoning in the area including Restricted Commercial (RC) and Commercial-Two (C-2). To the south the property borders the City of Wheat Ridge's Anderson Park, which is zoned Public Facilities (PF). To the southwest of the property is a residential neighborhood zoned Residential-Two (R-2) and Residential-Three (R-3). These zone districts are also found to the north of 44th Avenue.

According to the Jefferson County Assessor, the existing structure on the property was built in 1962, and sits on 39,857 square feet (0.92 acres) of land. The existing structure has been divided into two units. The easternmost unit is occupied by Adolph's Automotive, an automotive repair shop. The westernmost unit, the unit of interest for this pre-application meeting, is currently occupied by Gently Used, a secondhand store. Both units have garage doors and storefronts.

Applicant/Owner Preliminary Proposal: The applicant proposes to lease the westernmost unit, currently home to Gently Used. The applicant plans to operate a used car dealership from the space. The interior of the unit is planned to be a showroom and office. As the company's inventory grows,

The owners proposed to utilize the western edge of the property for the parking or for-sale vehicles. They are currently not planning to use the unpaved area in the rear of the property, and will leave access open to the rear of the property for Adolph's Automotive.

www.ci.wheatridge.co.us

The following is a summary of the neighborhood meeting:

- In addition to the applicant and staff, the son of the property owner was in attendance, Ken Perko. One additional member of the public attended the meeting: Brad Baker.
- Mr. Baker lives in the neighborhood to the west of the subject property, and after learning about the applicant's proposal, expressed he had no concerns. Mr. Perko stated the proposal is a good use for the property.
- Staff discussed the site, its zoning and proposed land use.
- The applicant and members of the public were informed of the process for the Special Use Permit.
- The members of the public were informed of their opportunity to make comments during the process and at the public hearing, if required.

The following issues were discussed regarding the SUP request and proposed development:

- Will the rear portion of the lot be paved? And will there be large lights placed in that area?
The applicant's stated they are just starting out and will utilize the front and side portion of the property. If in the future they grow they may consider growth into the rear of the property, but none is proposed right now.
Staff added that adding impervious materials (such as pavement) to the rear of the property, Public Works drainage requirements would likely be triggered. Expansion of the Special Use and the property would require a Site Plan Review and re-application for the Special Use Permit.

Aside from the neighbors at the meeting, staff received no comment from others in the area regarding the proposal.

Exhibit 7, Letter of Objection

2

Robert and Vicki Holland
Address approx. 44th and Garland
Citizens of Wheat Ridge, CO

We are sorry to have missed the meeting about the proposed used car lot at 9160 W. 44th put forth by Elevated Motors.

We are against this idea. There is already a used car lot less than a block away on the corner of 44th and Garland.

If this is allowed 44th will be on its way to looking like South Santa Fe. Junky and industrial instead of a nice neighborhood for shopping.

Even as this request is being filed, there are already used cars presently at this proposed location and they look like a bunch of old junkers and not the least bit flattering to the neighborhood. Also, the "antiques" presently being sold at this location are often junky looking as well

The lot is too small to be a used car lot

We would really rather see the neighborhood go up with new businesses that will contribute to the esthetic look and feel of a nice place that people would enjoy walking around in and shopping in. We would like to see more stores like Young's Market on the corner of 44th and Garland.

REQUEST FOR CITY COUNCIL ACTION



TITLE: MOTION TO APPROVE THE PURCHASE OF 2017 VEHICLE REPLACEMENTS AND THE PURCHASE AND INSTALLATION OF LIGHTING, AUXILIARY AND COMMUNICATIONS EQUIPMENT IN A TOTAL AMOUNT NOT TO EXCEED \$379,928


☐ PUBLIC HEARING
☒ BIDS/MOTIONS
☐ RESOLUTIONS

☐ ORDINANCES FOR 1ST READING
☐ ORDINANCES FOR 2ND READING

QUASI-JUDICIAL:

☐ YES

☒ NO



Public Works Director



City Manager

ISSUE:

Staff recommends the purchase of the following vehicles under the State of Colorado Price Agreements:

Four 2017 Marked Ford Police Interceptor Utility Vehicles	\$ 32,644/ea.
One 2017 Nissan Rogue Hybrid AWD SUV	\$ 27,700/ea.
One 2017 Chevrolet Equinox AWD SUV	\$ 26,079/ea.
One 2017 International 7600 6x4 Cab & Chassis	\$116,573/ea.

Base Vehicle Cost: \$300,928

Staff also requests approval to purchase, install and/or relocate auxiliary equipment required for the operation of the replacement vehicles along with the installation of lighting, markings and communication equipment at a total cost of \$79,000. The total cost of the vehicles, including preparation for use is not to exceed \$379,928, as approved in the 2017 budget.

PRIOR ACTION:

None

FINANCIAL IMPACT:

The funds for these purchases are budgeted in the 2017 Public Works Department General Fund Budget, Account Number 01-303-800-807, Fleet Replacement. The combined total budget for the cost of all vehicles and large equipment, including the cost of the transfer, purchase and installation of new and used equipment, lighting, communications and other miscellaneous equipment is \$379,928.

BACKGROUND:

The annual review of the City's fleet of vehicles and equipment identified 32 vehicles and 7 pieces of equipment that should be replaced. The City vehicle and replacement policy, revised by the City Council in 2011, was utilized to determine replacement eligibility. This policy essentially provides replacement guidelines that consider long-term effective service life and costs for budgeting purposes. Among the guidelines considered are high and rising maintenance and repair costs, operating costs, excessive down-time of equipment, parts or service no longer available, poor utilization, updated legal considerations, etc.

Financial restraints have limited the budget dedicated to vehicle and equipment replacements for several years and each year un-funded vehicle requests have increased. This year six vehicles are programmed for replacement, and one vehicle would be a new addition to the fleet, leaving approximately \$1.9 million in high-mileage or outdated vehicles and equipment. Vehicle repairs, maintenance and down time are expected to increase as the fleet ages.

RECOMMENDATIONS:

The vendor source and purchase price of equipment is through the State of Colorado and Colorado Department of Transportation purchasing contract, which allows the City to purchase the equipment at the best price and in accordance with bid/purchasing requirements. Staff recommends the purchase of the following vehicles this year:

1. Three new model year 2017, mid-size, marked, all-wheel drive, Ford Police Patrol Utility Interceptor vehicles to be purchased from Spradley Barr Ford/Lincoln of Greeley, Colorado, to replace three existing, high-maintenance Chevrolet Caprice Police Patrol marked sedans, units 29, 87 and 94 in the Patrol division of the Police department.
2. One new model year 2017, mid-size, marked, all-wheel drive, Ford Police Patrol Utility Interceptor vehicle to be purchased from Spradley Barr Ford Lincoln of Greeley, Colorado, as a new addition in the Patrol division of the Police department.
3. One new model year 2017, mid-size, hybrid, Nissan Rogue SUV vehicle to be purchased from Boulder Nissan of Boulder, Colorado, to replace the existing, high-mileage Ford Crown Victoria sedan, unit 39 in the Investigations division of the Police department.
4. One new model year 2017, mid-size, Chevrolet Equinox SUV to be purchased from Daniels Long Automotive of Colorado Springs, Colorado to replace the existing, high-

mileage 2010 Ford Explorer SUV, unit 8 in the Special Investigations division of the Police department.

5. One new model year 2017 International 7600 6x4 tandem cab and chassis to be purchased from McCandless Truck Center, LLC of Aurora, Colorado to replace an existing, high-mileage International 7500 6x4 tandem cab and chassis, unit 245 in the Operations division of the Public Works department.

All of the vehicles being replaced will be sent to auction.

The estimated cost of auxiliary equipment, markings, decals and miscellaneous items for the four police patrol vehicles is \$68,000. The estimated cost of auxiliary equipment, decals and miscellaneous items for the two SUV's is \$11,000. The estimated cost of auxiliary snow and ice removal equipment, lighting, hydraulics and miscellaneous items to outfit the tandem cab and chassis truck is \$105,000, and is to be advertised for bid at a later date. The total cost of all the auxiliary equipment, decals, marking and miscellaneous equipment requested at this time is not to exceed \$79,000.

RECOMMENDED MOTION:

"I move to approve the purchase of 2017 vehicle replacements and the purchase and installation of lighting and auxiliary and communications equipment in a total amount not to exceed \$379,928."

Or,

"I move to deny the approval of the purchase of 2017 vehicle replacements and the purchase and installation of lighting and auxiliary and communications equipment for the following reason(s):
_____"

REPORT PREPARED/REVIEWED BY:

Greg Knudson, Operations Manager
Scott Brink, Public Works Director
Jennifer Nellis, Purchasing Agent
Patrick Goff, City Manager

REQUEST FOR CITY COUNCIL ACTION**TITLE: MOTION TO AWARD A CONTRACT TO DATA TRANSFER SOLUTIONS, LLC, OF ORLANDO, FLORIDA, IN THE AMOUNT OF \$154,800 FOR VUEWORKS ASSET MANAGEMENT SOFTWARE AND SUPPORT**

- ☐ PUBLIC HEARING
☒ BIDS/MOTIONS
☐ RESOLUTIONS

- ☐ ORDINANCES FOR 1ST READING
☐ ORDINANCES FOR 2ND READING

QUASI-JUDICIAL: ☐ YES☒ NO
Administrative Services Director
City Manager**ISSUE:**

The existing Cartegraph Solutions asset management program and associated modules are now obsolete, and are scheduled for replacement utilizing funds approved in the 2017 IT Budget. The VUEWorks package proposal includes software, licensing, migration, technical support and training at a cost of \$154,800 for the first year. For each year after 2017, the licensing and support will cost \$15,000. This new asset management solution will allow the City to have access to real time data for decision and cost analysis.

PRIOR ACTION:

None

FINANCIAL IMPACT:

There is \$162,500 budgeted in the 2017 IT Budget.

BACKGROUND:

The City is currently using Cartegraph Navigator v8.4 to manage its various assets. Implemented in 2006, the City uses the following Cartegraph Navigator modules: Sign View (Sign Inventory), Pavement View (pavement conditions-inventory), Versa View (service requests), Storm View (storm water asset inventory), Marking View (pavement markings condition), Tree View (tree inventory), Park View (park equipment inventory), Fleet (fleet maintenance) and GIS integration.

In 2014, Cartegraph announced the support and future development of Navigator v8.4, would be ending in April 2017. They have continued to support Navigator v8.4, but the City has been on the same version of Cartegraph for the past three years. In 2014, Cartegraph recommended the City upgrade to their new web-enabled product called Operations Management System (OMS). The upgrade was quoted at more than \$150,000, so the City placed a request for information (RFI) in 2015 to determine what was available in the industry. Nine vendors responded to the RFI and were vetted by a seven-member team representing Public Works, Police, Information Technology and Parks, Forestry and Open Space. This team then short-listed companies that were most qualified to participate in a request for proposal (RFP) process in 2016.

Request for proposals (RFPs) were sent to the top five vendors; and, four vendors responded with valid proposals and system demonstrations (listed in alphabetical order):

1. Cartegraph Systems
2. CitiTech
3. CityWorks
4. Data Transfer Solutions

Twelve staff members representing Administrative Services, Public Works, Police, Information Technology and Parks, Forestry and Open Space, served on the selection committee. After seeing demonstrations from three web-based software solutions, and one client server-based DOS type solution, the team evaluated and ranked the proposals and demonstrations. The evaluation team selected Data Transfer Solutions, LLC. (DTS), VUEWorks, a web-based asset management software as the best solution for the City based on performance, enhanced functionality, licensing and support services, and ease of use. The team contacted references and conferred with other municipalities already using the system, to ensure it would satisfy specific needs of the City. The VUEWorks product received unanimous consensus of the evaluation committee. This software and support solution was the lowest cost of the web-based products based on a five-year cost of ownership.

VUEWorks is an enterprise asset and work management system that provides government agencies with the ability to manage, analyze, integrate and share valuable asset and work management information. VUEWorks can manage any infrastructure asset while delivering desired service levels. The software will allow the City to track and manage any asset, including transportation infrastructure, equipment, inventory facilities, fleet vehicles and service requests

and assist with managing projects, plans, resources, project status and workflow notifications and approvals. It will fully integrate with the City's current ArcGIS mapping software. Another exciting new feature is the ability of our employees in the field to use their cell phones to photograph and document an issue on the spot, and immediately log it into the system, improving response time and efficiency.

RECOMMENDATIONS:

Staff recommends awarding a contract to Data Transfer Solutions, LLC for the proposed VUEWorks asset management system.

RECOMMENDED MOTION:

"I move to award a contract to Data Transfer Solutions, LLC., of Orlando, Florida, in the amount of \$154,800 for the VUEWorks asset management system and support."

Or,

"I move to deny award a contract to Data Transfer Solutions, LLC., of Orlando, Florida, in the amount of \$154,800 for the VUEWorks asset management system and support for the following reason(s)_____."

REPORT PREPARED AND REVIEWED BY:

Michael Steinke, IT Manager
Jennifer Nellis, Purchasing Agent
Heather Geyer, Administrative Services Director
Patrick Goff, City Manager.

ATTACHMENTS:

1. Data Transfer Solution Letter and Fee Schedule



November 29, 2016

City of Wheat Ridge
Jennifer Nellis, CPPB
Purchasing & Contracting Division
7500 W. 29th Avenue
Wheat Ridge, CO 80033

Dear Ms. Nellis:

On behalf of the team at DTS, I would like to thank the City of Wheat Ridge for the opportunity to provide our response to the City's RFP-16-36, for Asset Management Software and Support.

Data Transfer Solutions, LLC, through our wholly-owned VUEWorks, LLC subsidiary, can provide full-service asset and work management software and services. VUEWorks, LLC specializes in DOT, state, county, district and local government software system implementation, configuration, integration and training. We provide services directly to our customers for all elements of system implementation, training, software integration and data conversion; a one-stop shop for the City.

A sample list of VUEWorks clients includes City of Thornton, CO; City of Albuquerque, NM; Arizona DOT; Texas DOT; Rhode Island DOT; City of Boise, ID and over 150 state, regional and local governments across the United States. VUEWorks also supports commercial customers on a global scale.

VUEWorks asset management software is a web-based, facility and GIS-centric, enterprise asset and work management system that provides government agencies with the ability to manage, analyze, integrate and share valuable asset and work management information. VUEWorks can manage any infrastructure asset to minimize the total cost of owning and operating it, while delivering desired service levels. The software will allow the City to track and manage ANY asset including transportation infrastructure, equipment, inventory, facilities and fleet vehicles. This solution will fully integrate with the City's current ArcGIS mapping software.

Our objective is to provide a comprehensive and scalable system built on our web-based software package that will assist the City with managing all activities associated with facility maintenance and asset management. VUEWorks software supports efforts to manage projects, plan and schedule resources, report project status, and set up notifications and approvals through workflows. This solution will also be capable of fully leveraging the City's current and future geospatial data infrastructure and existing asset management products.

We look forward to the opportunity to provide the City of Wheat Ridge with additional details of our solution and company capabilities. If you have any further questions, do not hesitate to contact me as the main point of contact for this project: Allen Ibaugh, 3680 Avalon Park Blvd, Suite 200, Orlando, FL 32828, 407-382-5222, aibaugh@dtsgis.com. We acknowledge receipt of addendums 1 & 2.

Sincerely,

A handwritten signature in blue ink that reads "Allen Ibaugh".

Allen Ibaugh, AICP, GISP
Chief Executive Officer

5) Fee Schedule

- a. Onetime cost of Software: \$75,000
- b. Onetime cost of Data Migration: \$25,000
- c. Onetime cost of Implementation (including installation): \$35,000
- d. Onetime cost of Training: \$4,800
- e. Onetime cost of optional value added features: \$0
- f. Annual reoccurring cost of Software and Technical support: \$15,000
- g. Annual reoccurring cost of Licensing/Subscription: (included in "f" above)
- h. Rates are negotiable. Between \$125 - \$200 per hour depending on type of service provided