

Arvada City Council Meeting, April 18, 2016

Notes taken by Susan Shirley

Sprouts Approved for 64th and McIntyre

In attendance were Mayor Marc Williams, Mayor Pro Tem Bob Fifer, and Councilmembers Don Allard, Nancy Ford, Dave Jones, and Mark McGoff. Councilmember Marriott was out of town.

At 6 p.m., attendance by citizens was 77 (largely Pomona athletes) and at 7 it was 26. By 8:00 it was 13.

Minutes from the April 4, 2016 meeting were approved with no changes.

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Recognitions:

Councilmember Dave Jones recognized the Pomona High School Football Team for their excellent year, coming in second in 5A and earning All Colorado, All State and All Conference honors. Their coach, Jay Madden, was named All State Coach of the Year.

Councilmember Nancy Ford recognized the Pomona softball team, which finished the season with an exciting, come-from-behind second place finish, and received All State and All Conference honors.

Recognition of the history-making Pomona Gymnastics Team came from Councilmember Mark McGoff. The team's championship score set a state record and was Pomona's first state championship in girls' sports. Kelsey Boychuk was named High School Gymnast of the Year, and Coach Tracey Boychuk was named Coach of the Year by Sportswomen of Colorado. Other outstanding performances came from Brooke Weins and Alyssa Minyard.

Mayor Pro Tem Bob Fifer presented the recognition for the 5A championship win of Pomona's Wrestling Team.

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Public Comment:

A long-time resident of Carr Street expressed dismay concerning a planned project for the 68th and Carr area. In particular, he pointed out what appears to be a split filing to avoid broader scrutiny by the Planning Commission. The resident said that townhomes and paired homes would not be compatible with that neighborhood and would change the long-established character of the neighborhood. He added that infill projects are supposed to be sensitive to the character of the existing neighborhoods, but this one is not. He said he hopes City Council will not allow the first portion of the split filing to go forward, and to subject the entire project to the kind of scrutiny and review it should have. Mayor Williams directed City Manager Mark Deven to look into the matter and report back to City Council.

Also commenting was Dr. David Snow, a former Colorado School of Mines professor of geology, and currently a consulting hydrologist. Dr. Snow's comments were about the proposed Rocky Flats Trail, which would cross land formerly occupied by the Rocky Flats Nuclear Weapons Facility. Snow is part of a group of concerned scientists who wish to bring their concerns to the attention of the governments of Arvada, Broomfield, Westminster, Boulder, and Superior. Snow began an outline of the various problems inherent in disturbing the soil in that area; plutonium's half-life of tens of thousands of years, the by-product americium, which is even more dangerous and active than plutonium, says Snow; "Consequently, you have in your town a hazard which will last forever." He referred as well to remarks by Ed Martell, who was a safety officer for the Bikini test site in the South Pacific, that every living person in the Denver area is already contaminated with plutonium. Snow continued, "We don't know what all the effects are, and I would caution Arvada to go very carefully when exposing the public to contaminated soil at Rocky Flats."

At about that point, Mayor Williams said that Snow had exceeded the time limit for public comment for that portion of the meeting, but that he could later add to his comments at the second public comment opportunity, near the end of the meeting. Williams added that he disagrees with Snow's comments. Snow replied that it's not a matter of opinion, it is fact. Williams said that the site has been certified clean and he tends to believe those who certified it more than he believes Dr. Snow. He said he would ask the City Manager to explore whether there is any interest on the part of City Council to have more information on the subject.

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Consent Agenda:

Pickup trucks: \$55,768 purchase order to Dellenbach Motors for two Chevrolet pickup trucks for the Parks Maintenance department, to replace older, less efficient vehicles. (R16-052)

Turf maintenance equipment: \$480,517 purchase order to L. L. Johnson Distributing, for replacement mowers for the city's golf courses and the Parks department. (R16-053)

Elevator cameras and phones for the transit hub: \$47,880 change order to the contract with Kiewit. As this was at the request of RTD, RTD will reimburse the City for the expense. (R16-054)

Harley police motorcycles: \$139,978 purchase order to Mile High Harley Davidson for eight bikes. Prior to now, the police department has leased the motorcycles for two years, then turned them in for new ones. But the specialized police equipment had to be removed from the old bikes and replaced on the new ones, taking about two shop days of labor per bike. Now, with increases in the lease rate, it is more cost effective to purchase the bikes and leave the equipment in place for the entire five to six year anticipated life of those motorcycles. (R16-055)

Budget amendment: \$1.2 million increase in the budget for replacement of five items of expensive snow removal equipment which unexpectedly failed during the past winter season. (R16-056)
These items passed on a 6 to 0 vote.

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Ordinances, First Reading:

Public Hearings for these items will be May 2, 2016, at 6:30 p.m.

Arvada Fire Department: This item is a renewal of the soon-to-expire 2001 agreement with the AFPD. The initial term of the agreement is five years, and it may be renewed every five years until 2035. The agreement is for the AFPD to provide fire protection within the City except where another department has jurisdiction. (CB16-010)

Clarification of language in the city code: twelve areas of the code are to receive updates intended to clarify new or existing practices. (CB16-011)

These items passed, 6 to 0.

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Other:

Update to the City's Three Mile annexation plan, which has to be updated annually. This adopts the Arvada Comprehensive Plan of 2014 as the annexation plan. (Ratification and approval of CP16-0002, Agenda Item 8A)

This passed, 6 to 0.

Appointment of Kathleen Lewis to the Festivals Commission; correction of appointment of T.O. Owens to the Planning Commission to make that a Mayor's appointment to the Planning Commission; and Mayor's appointment of Erin Witter to the Transportation Advisory Committee. (Agenda Item 8C)

All items passed on a 6 to 0 vote.

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Public Hearings:

Ratification of a Planning Commission resolution, CP15-0002, to allow rezoning of property at 15000 W. 64th Avenue to Mixed Use, for the purpose of building a grocery store on that property. (Agenda Item 8B), and

Rezoning of the property at 15000 W. 64th Avenue, to allow construction of a 28,000 square foot grocery. Planning Commission approved on a 6-0 vote with 1 commissioner absent. (CB16-009), and Preliminary Development Plan for neighborhood grocery at 15000 W. 64th Avenue. (Agenda Item 9B) Cadence Development officers Lucy Dinneen and Rob Beery presented their case for a Sprouts Market to go where there is a currently vacant office building. The office building seems to have some serious problems with suitability for most uses. There are two contiguous parcels which are already zoned PUD-BP or PUD-BPR. The existing building will be demolished and replaced by the Sprouts building.

Access will be both from 64th at Joyce, and also from the Walgreens area to the west.

Neighborhood concerns of traffic problems were addressed. Dinneen and Beery said that DRCOG will be retiming the lights on 64th from Quaker to Ward, creating a much better traffic flow. Cadence will be contributing \$25,000 to that effort. In addition, there will be some modifications made to turn lanes in the vicinity. One portion will be redone exactly the way the turns are 49th and Kipling, with a left turn lane, a right turn lane, and in between, a lane for either left or right turns.

The grocery is expected to create about 150 jobs and also to provide an additional source of breakfast and lunch for workers in the area.

Public comment was given by a resident who said he is generally in support of having a Sprouts there, but had concerns about noise, lighting and traffic. Beery followed up by saying that this Sprouts will not be a 24/7 store, that it will operate from 7 a.m. to 10 p.m., and will not have a lot of truck traffic. The lights will go off after closing, except for those needed for security, and the south-facing sign (which would impact nearby homes) "can" be turned off after closing. Later, Councilmember Bob Fifer asked to have that made a condition of approval, and Beery agreed.

There was discussion about landscaping, the loss of trees, drainage, visibility of mechanical systems, sidewalks, and traffic. Councilmember Fifer said that if DRCOG fails to synchronize and correct the lights on 64th, "this will be a disaster." The city traffic engineer assured him that the retiming is funded and certain to go forward.

Fifer continued, adding that one real need in the area is more shops and restaurants, which won't be achieved until there is a larger daytime population. Which is the reason for the office zoning in that area--to have a greater daytime population. By removing that zoning, said Fifer, "we're removing inventory that would help." He added that he is not completely against the rezoning, but there are reasons for it, and "I think we should hold to that virtue."

Mayor Williams asked about any negative impact on King Soopers and the Walmart grocery. Dinneen and Beery said the Sprouts is a different type of store and a lot of shoppers will still go to King Soopers for some of their grocery needs. They believe the Sprouts will enhance the options for the residents. The rezoning items passed 5 to 1, with Councilmember Bob Fifer voting no on both. The Preliminary Development Plan was approved, 6 to 0.

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Approval of Preliminary Development Plan for the area directly south of the former Safeway store on Ralston Road, Phase One of the Ralston Creek redevelopment. The 4.2 acre site is to have four new retail buildings, totalling over 31,000 square feet and with frontage on Ralston Road and Independence. (Agenda Item 9C)

AURA Director Maureen Phair introduced Jim Loftus, the developer of the site, who briefed Council on the plan. There will be an east-west private road from Independence to Garrison. Architect Tim Van Meter spoke about eating places and bringing bikes and pedestrians to the site. A rooftop deck is planned for one building to allow views of the mountains from what will most likely be a brew pub.

The buildings are being designed so as to accommodate a variety of potential uses. One way of addressing the problem of enough parking might be to have some of the tenants be, for example, something like a Mattress Firm, which needs fewer spaces per 1000 square feet than a restaurant. There was no public comment on the project.

Councilmember Mark McGoff asked about a historical marker at the southwest end of the site, commemorating the significance of Ralston Road (which will be altered and partially obliterated, for historical purposes) which was a wagon trail at one time. Loftus said a marker would not be objectionable and he will look into it.

The plan was approved on a 6 to 0 vote.

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Public Comment: None.

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Reports from City Council: None.

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Reports from City Manager:

Next Monday's workshop will cover an intergovernmental agreement with Westminster, a water supply update, and an update on parking in Olde Town.

City Manager Deven requested and received Council approval to cancel the June 13, 2016 workshop, as several Councilmembers will be out of town.

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Report from City Attorney: None

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The meeting was adjourned at 8:35.