

RECORD OF PROCEEDINGS

CITY OF LAFAYETTE CITY COUNCIL MEETING

December 5, 2017

Call to Order

The December 5, 2017, City Council Meeting began 5:40 p.m. at Lafayette City Hall at 1290 South Public Road in Lafayette, Colorado.

Installation of New Councilor

Judge Roger Buchholz administered the oath of office to Councilor-elect Jamie Harkins.

Roll Call

Those in attendance included Mayor Christine Berg, Mayor Pro Tem Gustavo Reyna, and Councilors Alexandra Lynch, Chelsea Behanna, Jamie Harkins, Merrily Mazza, and Stephanie Walton.

Also present were City Administrator Gary Klaphake, Police Chief Rich Bashor, Public Works Director Doug Short, Planning Manager Paul Rayl, City Engineer Brad Dallam, City Planner Jon Hoffman, City Clerk Susan Koster, and City Attorney Dave Williamson.

Council Workshop

City Council met with members of the Planning Commission including Anthony Viers, Ian Varley, Dana Kusjanovic, and Allison Fischer. Councilor Behanna and Commissioner Varley volunteered to devise a plan for creating an ad hoc task force to address residential growth, green-building practices, affordable housing, and mobility issues such as traffic, sidewalks, RTD, and electric vehicle charging stations.

Return to Regular Session

Public Input

Jo-Anne Rowley (Lafayette) shared concerns about prairie dog management on developing land. Ron Spalding (Lafayette) asked about the status of the City Center project. Steve Clendening (Lafayette) suggested that residents buy “green” electricity. Vicky Uhland (Lafayette) asked that the Council Goal-Setting Session be televised and addressed issues associated with Councilors’ remote attendance.

Public Hearing / Lafayette Farms East PUD Amendment / Appeal of Planning Commission Denial of Amendment Request

Planner Jon Hoffman presented details of the Lafayette Farms East PUD Amendment Appeal. He discussed the reasons for the Planning Commission denial of the application. He said the matter before the Council is the application for the amendment of the PUD to allow use of Tract 1 as a multi-family, senior housing project, substitute T-1/PUD dimensional standards for C-1/PUD standard, increase allowable building height, and reduce parking requirements.

Mark Lowen, representing the applicant (Hawthorne Development) provided information to their multi-family / senior housing project.

Mayor Berg opened a public hearing at 7:46 p.m. and invited interested parties to speak. The following Lafayette residents spoke in opposition to the development (or registered their opposition with the City Clerk) due to increased traffic, proposed residential density, and design and scale of the facility: Pat Scarlotti, Carolyn Elliott, Christy Clarke Stephanie Soibelman, Jim Siedler, Ann Huggins, Karen Norback, Christopher Barnes, Laurie Thayer, Bevin Gumm, Rosemary Hanley, Cheri Watson, Mel Haik, Bob Richards, Jonathan Bent, Karl Spear, Sally Hurand, Ed Walent, Greg Holsclaw, Chris Walsh, Robert Kargol, and Vicki McConnell. Vicki Uhland read a statement from Sheila Gillette in support of the project.

Mayor Berg closed the hearing at 8:56 p.m.

Council discussed the proposed development and asked questions of staff and the applicant.

A motion was made by Councilor Walton and seconded by Councilor Behanna to deny the application for the PUD Amendment, subject to adoption of a resolution that includes findings consistent with our discussion and this motion to be presented to City Council at its first meeting in January, 2018. The motion passed unanimously.

Consent Agenda

Mayor Berg read the Consent Agenda:

- C. Minutes of Council Regular Meeting of November 27, 2017
- D. Contracts for 2018 / Building Inspectors / Certified Construction Services and Code Consultants International
- E. Resolution No. 2017-71 / Street Closures / Oatmeal Festival
- F. Second Reading / Ordinance No. 52, Series 2017 / Rezoning Trail Ridge West from DR (Developing Resource) to R1/PUD (Medium Density Residential /PUD)
- G. Second Reading / Ordinance No. 56, Series 2017 / Extending Existing Moratorium on Acceptance and Processing of New Applications for Special Use Approvals / Assisted Living Facilities, Hospitals, Nursing Homes, or Convalescent Homes, and all uses in the Senior and Special Resident (RSR) Zone District
- H. Second Reading / Ordinance No. 57, Series 2017 / 2017 Budget Revisions
- I. Second Reading / Ordinance No. 58, Series 2017 / Storage Tax Legislation
- J. Change Order No. 3 / Goose Haven Reservoir Complex Expansion, Reservoirs No. 2 and 4 / Rock Products LLC
- K. Fourteenth Interim Agreement / Northern Colorado Water Conservancy District, Northern Integrated Supply Project Water Activity Enterprise, for Participation in the Northern Integrated Supply Project
- L. Contract / Lafayette Peer Empowerment Program
- M. Blue Sage Subdivision / Extension of Final Plan Approval to December 31, 2017
- N. Purchase Orders and Amendments

Items F, J, and K were removed from the Consent Agenda for further discussion. A motion was made by Councilor Walton and seconded by Councilor Mazza to approve the remainder of the consent agenda. The motion passed unanimously.

Item F. Second Reading / Ordinance No. 52, Series 2017 / Rezoning Trail Ridge West from DR (Developing Resource) to R1/PUD (Medium Density Residential / PUD). A motion was made by Mayor Pro Tem Reyna and seconded by Councilor Lynch to approve Ordinance No 52, Series 2017 on second reading as presented. The motion passed unanimously.

Item J. Change Order No. 3 / Goose Haven Reservoir Complex Expansion, Reservoirs No. 2 and 4 / Rock Products LLC. A motion was made by Councilor Behanna and seconded by Councilor Lynch to approve the Change Order as presented. The motion passed unanimously.

Item K. Fourteenth Interim Agreement / Northern Colorado Water Conservancy District, Northern Integrated Supply Project Water Activity Enterprise, for Participation in the Northern Integrated Supply Project. A motion was made by Councilor Walton and seconded by Councilor Behanna to approve the interim agreement as presented. The motion passed unanimously.

City Administrator's Report

City Administrator Klaphake recommended a revision of the Comprehensive Plan in fall/winter of 2018. He will provide cost estimates for hiring a consultant.

Council Reports

Councilors discussed remote access and decided by consensus to conduct a trial, lasting for the full meeting, before proceeding with policy.

A motion was made by Councilor Lynch and seconded by Councilor Harkins to hold the Council Goals Session at the Library. The motion failed 5 to 2, with Councilors Lynch and Harkins voting yes.

Adjourn to Executive Session

At 10:32 p.m. a motion was made by Mayor Pro Tem Reyna and seconded by Councilor Behanna to adjourn to Executive Session According to C.R.S. 24-6-402(4)(e), for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators pertaining to Northwest Parkway area South Lafayette and 2) for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators pertaining to Open Space east Lafayette. The motion passed unanimously.

CITY OF LAFAYETTE, COLORADO

ATTEST

Christine Berg, Mayor

Susan Koster, CMC
City Clerk

The minutes herein are a summary of the business conducted at this meeting, not a verbatim transcription. Only the actions taken and the text appearing in quotation marks are verbatim.