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# ***Council Newsletter***

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## **CITY MANAGER'S NOTES**

**March 19, 2015**

### **Upcoming Council Meetings**

City Council will meet **Monday, March 23, 2015**. The Study Session will begin at 6:00 p.m. in the Community Room. Sandwiches will be available at 5:30 p.m.

**There is no Study Session scheduled for Monday, March 30, 2015.**

The next meeting will be **Monday, April 6, 2015**. The Study Session will begin at 6:00 p.m. in the Community Room. The Regular meeting will begin at 7:30 p.m.

### **Informative Memoranda**

The following are memoranda in response to City Council's requests, as well as other informational items.

1. News Release regarding RTD's "Stand Up 4 Transportation" bus to make a stop at CityCenter Englewood March 26
2. The Villager articles regarding Englewood branding efforts, officer involved shooting, and fire department transition.
3. Thank you letter from Englewood Arts
4. Thank you letter from Up Close and Musical
5. Thank you letter from Arapahoe Santa Claus Shop
6. Calendar of Events
7. Tentative Study Session Topics
8. Minutes from the Parks and Recreation Commission meeting on February 12, 2015
9. Minutes from the Planning and Zoning Commission meeting on March 3, 2015



### **News from the Parks and Recreation Department**

#### **Englewood Parks Host Youth Baseball and Softball Tournament**

The city of Englewood Parks and Recreation Department accommodated a youth baseball and softball tournament on March 14 and 15 for Continental Amateur Baseball Association (CABA). They played their games at Belleview Park, Centennial Park, Miller Fields and the Englewood High School ball fields from 9am until 10pm on Saturday and Sunday with 104 teams participating in their tournament. Hundreds of families came through our parks this weekend and enjoyed all we have to offer.

#### **The Great Egg Scramble**

On Saturday, March 28, children (ages 1-8 years old) and their families are invited for an annual egg

hunt with plastic eggs, candy and prizes. Gates open at 9:30am. at Miller Field, 3600 S. Elati (\$1 per child at the gate). The egg hunt starts promptly at 10am. In case of inclement weather, call the activities hotline at 303-762-2598 ex. 4. Postpone date will be Saturday, April 4.

### **News from the Englewood Public Library**

Our Spring Food for Fines program was very successful. Almost 500 people returned overdue items and donated food during the two-week drive. Staff added their own donations as well. We were able to send 1,900 non-perishable food items to the Holy Cow Food Bank for distribution to those in need in our community. Volunteers from Englewood High School were a big help, sorting items and packing boxes with the donated canned goods.

After-school STEM programs have drawn a record number of school children to the Library this winter. Professors and graduate students from the University of Denver provide these classes at no cost. Topics have ranged from studying the DNA of strawberries to the science of making candy. We plan to continue this partnership in the spring and summer.

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**From:** Englewood Website Administrator  
**Sent:** Thursday, March 19, 2015 9:24 AM  
**To:** Lindsay von Colditz  
**Subject:** City of Englewood, Colorado: RTD's "Stand Up 4 Transportation" bus to make a stop at CityCenter Englewood March 26

Having trouble viewing this email? [Click Here](#).

## **RTD's "Stand Up 4 Transportation" bus to make a stop at CityCenter Englewood March 26**

Post Date: 03/19/2015 9:23 AM

Transportation supporters in Englewood will have an opportunity to "Stand Up for Transportation" and sign a mobile petition (on an actual RTD bus!) when the Regional Transportation District's signature bus visits CityCenter Englewood on Thursday, March 26.

**When:** Thursday, March 26, 2015 • 12 to 3 pm

**Where:** CityCenter Englewood • 1000 Englewood Parkway

The bus will be parked in the circle drive in front of the Englewood Civic Center, 1000 Englewood Parkway, Englewood, Colorado.

Stand Up For Transportation (SU4T) is a national campaign to help raise awareness about the importance of federal transportation funding.

The Regional Transportation District (RTD) and its Board of Directors will visit each of the 15 districts within RTD's service area over the next several weeks with a special SU4T-branded bus. The public will be able to actually sign the bus and join the online petition as a way of showing support for transportation infrastructure funding.

For more information on RTD's SU4T activities, please visit [RTD's website](#).

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**12:39:**

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## A new and improved Englewood

on: March 18, 2015

### *City on its way to a new rebranding effort*

By Peter Jones

If you have ever wondered about the origins of Englewood’s logo, as seen ubiquitously on street signs throughout the city, you are not the only one. Englewood’s website has an explanation page just for the “curious.”

“A tree grows and blooms with branches and leaves. In much the same manner, a city branches out with streets and blooms with industry and homes,” the logo’s designer is quoted as saying. “The circle [shape] represents order and protection. Just as a city is never perfect or complete, an imperfect E is contained in the mark. The color green confirms life.”

This accompanying tree-like streetscape has been representing Englewood since 1971 when the once-expansive Cinderella City was still the city’s chief economic engine and a major municipal park had just been sacrificed to make way for the largest shopping mall west of the Mississippi River.

In the decades since, Cinderella City has been leveled to create Englewood City Center and the developments that surround it. The city’s demographics have also changed with younger-skewing apartment complexes replacing old buildings and abutting older residential neighborhoods.



(<http://www.villagerpublishing.com/wp-content/uploads/2015/03/page16.EnglewoodCityLogoTree.jpg>)

**Englewood’s city logo has been seen on every street sign since 1971, but that could change as a result of new effort to rebrand the municipality. Courtesy of City of Englewood**

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“We have a pretty diverse community,” said Leigh Ann Hoffhines, Englewood’s communications coordinator. “We have a lot of small businesses. We have a growing younger population, and then we have some folks who have been here for a while and kind of like the way things are.”

Does a tree of streets no longer symbolize one of Denver’s oldest suburbs? That is expected to be among the many questions raised as Englewood embarks on its first rebranding effort since President Nixon was in the White House.

“With an update of Englewood’s Comprehensive Plan underway, the timing is advantageous to undertake the project while community engagement is high,” the city said this month in a statement.

*On the heels of a recent city survey, Englewood has begun soliciting proposals from marketing agencies to help define the city of 30,000 people.*

“We’re looking to the experienced firms to come up with a process that we think will work and encourage input across the board,” said Hoffhines, who is overseeing the effort. “Economic development is a driver, but we also want residents to feel connected to their community. We hope to have a lot of public input from key stakeholders, residents, board and commission members, and businesses.”

What that eventual “identity” would look like is anyone’s guess. Incorporated in 1903, Englewood is among Denver’s oldest stand-alone-cities-turned-suburbs. The city has been known for its mature neighborhoods and a quirky stretch of South Broadway. But in recent years, the advent of the City Center, light rail and a new flurry of apartment construction have begun to change the face of Englewood.

Even the city’s long-held history as a full-service city may be changing with the likely end of Englewood’s fire department, as city officials begin negotiating with Denver to provide less expensive fire-rescue services by contract.

What’s more, nearly 20 percent of 21<sup>st</sup> century Englewood’s population is of the burgeoning Millennial generation, whose values and preferences may differ from an old guard pining nostalgically for a fire department. Still, many of the city’s newer residents are arguably less invested in the community as renters.

“The city is changing and I think the rebranding effort stems from that,” Hoffhines said, noting that such community fixtures as Flood Middle School and a onetime Shriners hall are being replaced by mixed-use apartments bordering older single-family neighborhoods.

Because Englewood may have more in common with south Denver than its suburban neighbors, some have suggested that the city’s array of 1920s-era housing and character may be part of its marketing, though because more than half of Englewood’s residents rent, new apartments may be a greater selling point.

Hoffhines says she has no idea what Englewood’s new “identity” would look like, but she is certain it will be preceded by some interesting discussions.

“We’re probably not going to have 100 percent agreement,” she said. “But if we can find something that works for the majority and present Englewood as an appealing place to live, to do business, to visit – fantastic!”

The city hopes to have a branding contract in place by mid-May.

Englewood Mayor Penn did not return a request for an interview.

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(<http://www.peakviewassistedliving.com>)

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**Greenwood Village** NOW

Mar19 08:39



Humidity 93%

Pressure 1022

Winds 6.7mph

40°F

FRI Mar20	Sky Is Clear	
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## Englewood officers involved in shooting

on: March 18, 2015



(<http://www.villagerpublishing.com/wp-content/uploads/2015/03/page5.Englewood-Shooting.jpg>)

**Two Englewood police officers responded to a noise disturbance on at the Silver Cliff Apartment Homes at 5275 S. Delaware St.**

**Photo by Tom Barry**

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**ADVERTISING**

# Suspect at Swedish as investigation continues

By Tom Barry

As standard procedure, two Englewood police officers have been placed on temporary administrative leave with pay after an officer-involved shooting over the weekend. The suspect who was shot remained in the hospital at press time.

On March 14, the two officers driving separate vehicles responded to a noise disturbance at the Silver Cliff Apartment Homes on South Delaware Street. A resident had called police, saying a neighbor was being noisy. When asked to quiet down, the suspect allegedly pointed a gun at the neighbor, who then called 911.

The suspect in the case is 27-year-old Steven Joseph Beck.

“Very shortly after [the officers] arrived on scene the officer-involved shooting occurred,” said Sgt. Brian Cousineau, the department’s public information officer.

Officer Orion Watts, a seven-year veteran of the department, and Sgt. Scot Allen, an 18-year veteran, were the reporting officers.

“As [they] were in the breezeway, approaching the door to unit No. 107, they heard the distinctive sound of a rifle being charged or a round being chambered into a rifle,” said Cousineau. “Before Officer Watts and Sgt. Allen had the opportunity to back away, Steven Beck exited his apartment with an AR-15-type assault rifle and pointed the rifle at Officer Watts.”

Beck was taken to Swedish Hospital with at least one shot to his abdomen that is not life threatening, according to a news release. Once he is released from the hospital, he will be transported to the Arapahoe County jail and booked on multiple felony charges, Cousineau said.

An investigation continued through the night and until mid-morning at the scene. Investigation work continues.

A crime scene and a parameter was established, Cousineau said.

“We had officers from our agency as well as the Littleton Police Department that arrived on mutual aid, that assisted on the initial call as well,” Cousineau said.

The multi-jurisdictional Critical Response Team also responded to the crime scene.

(<http://www.peakviewassistedliving.com>)

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Pressure 1022

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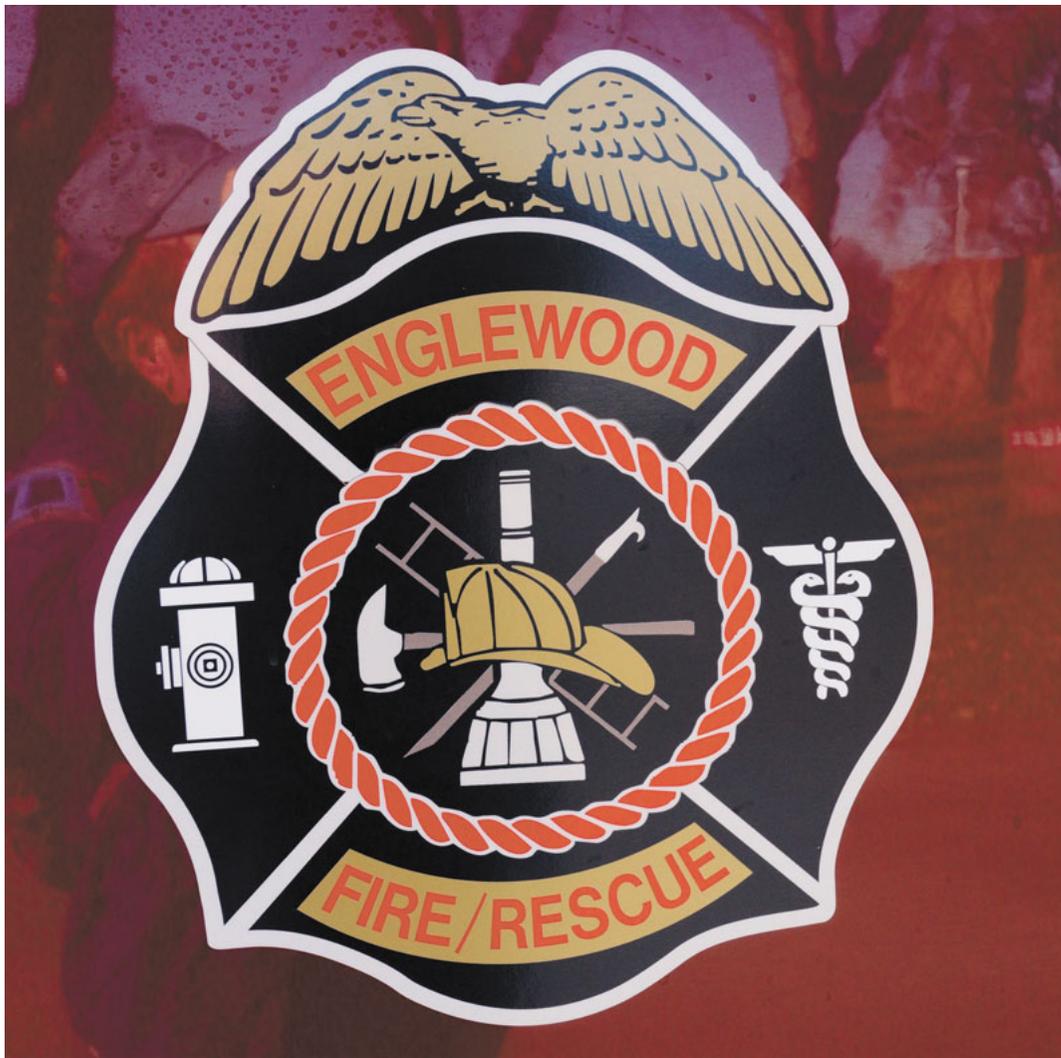
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## (<http://www.villagerpublishing.com/wp-content/uploads/2015/03/page7.Fire-contract.jpg>)

### City expects to have contract ready this month

By Tom Barry

The City of Englewood continues to move forward in negotiations with Denver to provide fire protection and emergency-medical services two weeks after a City Council majority instructed City Manager Eric Keck to provide it with a contract to review.

Keck has assembled a transition team comprised of about 15 employees, including Fire Chief Andy March, the fire department's command staff, several firefighters, a union representative and two city attorneys. The transition team anticipates having the contract ready to present to the City and County of Denver's Fire Department and Health Department this month.

After the contract is presented, both cities will negotiate the sticking points and work towards a resolution. Each city will eventually present the final agreement to its respective city council for approval.

"Our city attorney utilized the Glendale contract as a template," said Assistant Englewood City Manager Mike Flaherty, noting Glendale had previously done a similar transition with Denver.

All members of Englewood's Fire Department, from the chief to firefighters, would transition to Denver at the Firefighter 1 level, per Denver's Civil Service Commission rules.

"Those employees who are above the Firefighter 1 level in Englewood – most of our firefighters are at that level or potentially lower ... would all be above that Firefighter 1 pay grade," Flaherty said.

All 47 uniformed employees transitioning to Denver – based on Denver Civil Service policy – will be employed at the Firefighter 1 classification. Denver's proposal provides for \$381,000 "make up" of salary differential for employees currently paid above the Denver 1 range for a period of three years, according to Flaherty. After serving with Denver for a period of one year, each firefighter would be eligible to apply and test for higher-rank jobs.

Flaherty noted that some firefighters and command staff could transfer to other departments or choose to retire before Denver took over operations.

“Pensions should be a fairly clean transfer because both our firefighters and Denver’s are in the Fire Police Pension Association, a statewide organization that most but not all police and firefighters are in,” Flaherty said. “I don’t even know whether Englewood would sign first at this point or Denver will sign first. It’s always kind of a dance that we deal with other governmental entities.”

Flaherty said the big issue is what value Englewood residents and businesses were going to receive for the dollar. The city official noted that the transition team was addressing how equipment and current facilities were going to be accommodated by Denver.

“It is certainly consuming a fair amount of time, and rightfully so. It’s something that needs to be done with a great deal of deliberation and caution,” Flaherty said, noting he was unable to elaborate on specific issues within the negotiation process.

**and Middle East challenges and opportunities**

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March 17, 2015

City Council  
City of Englewood  
1000 Englewood Parkway  
Englewood, CO 80110

*Strings Attached Program*

Trish Tucker, Program Manager

Kian Chong, Violin (Englewood)

Desiree Cedeno-Suarez, Violin (Sheridan)

Jeremiah Sault, Guitar

Miriam Kapner, Piano

Evan Shelton, Cello

Dear Council members:

On behalf of the Englewood Arts Board of Trustees, I want to thank you for supporting the *Strings Attached* program with a grant of \$300 from Aid to Other Agencies.

*Englewood Arts Presents*

Silver Ainomae

Artistic Director

Cyndi Mancinelli

Promotions

Gina Bertoluzzi

Social Media Consultant

Willie Petersen

Creative Design

Englewood Arts is pleased to have collaborated with Englewood Schools over the past 14 years with the Strings Attached program. Several hundred students have participated in after-school classes on violin, cello, piano and guitar. We are excited encouraged by the implementation of a new program at Bishop Elementary, where ten third-grade students have taken daily lessons during regular school hours beginning last fall. This program is another facet of our collaboration with the school district.

*Collaborative Partners*

Englewood Parks & Recreation

Museum of Outdoor Arts

Up Close and Musical

Thanks again for your grant.

Sincerely,

Englewood Arts is a

501(c)(3) non-profit

organization

Eric Bertoluzzi, Executive Director



## Up Close and Musical

1000 Englewood Parkway  
Englewood, CO 80110  
303.806.8196

Eric Bertoluzzi  
Program Director

March 17, 2015

City Council  
City of Englewood  
1000 Englewood Parkway  
Englewood, CO 80110

Dear Council members:

Up Close and Musical is very grateful to receive the support of \$1,500 from Aid to Other Agencies. Your grant assists our efforts in providing live, artistic experiences to the school children of Englewood and to the growing audiences attending the Englewood Arts Concert Series.

Our presence in the Englewood community over the past fourteen years would have been an unattainable goal, were it not for the support of the Englewood City Council and, of course, generosity of the Museum of Outdoor Arts. We are doing our best to reach as many people as possible with our programs.

Thanks again for the grant.

Sincerely,

Eric Bertoluzzi, Program Director

[www.arapahoeshop.org](http://www.arapahoeshop.org)

March 15, 2015

City of Englewood  
Aid to Other Agencies Program  
1000 Englewood Parkway  
Englewood, CO 80110-2373



Dear Benefactor:

On behalf of the Arapahoe Santa Claus Shop, Inc. board members and volunteers, we thank you for your contribution from your Aid to Other Agencies Program.

Through the generosity of community members like you, the Santa Shop board members and our volunteers can once again provide books, dolls, games and toys to families within our service area. Your donation will go directly towards our efforts. Our operational costs are minimal. Funds go directly towards providing a setting that referred parents are able to select gifts specific to THEIR children's preferences.

Last year, we provided gifts to approximately 2,800 children. We still receive "previously loved" items, but we are seeing that there are less of these items for us to try to refurbish, which causes us to have to purchase items. By "shopping" year round and visiting garage sales etc., our volunteers maximize donated dollars.

Please accept this letter as your official acknowledgement for your donation:

CK#462066

\$200.00

Dated: 1/15/2015

No goods or services given in exchange for this donation.

The Arapahoe Santa Claus Shop, Inc. federal tax identification number is 98-01749-0000.

The Arapahoe Santa Claus Shop board members and volunteers

THANK YOU for your  
contribution.

Arapahoe Santa Claus Shop



**CITY OF ENGLEWOOD  
2015 CALENDAR OF EVENTS**



Mon., March 23	6:00 p.m.	Study Session, Community Room
Mon., March 30	<b>Cancelled</b>	Study Session, Community Room
Wed., April 1	5:45 p.m.	Cultural Arts Commission, City Council Conference Room
	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers
Mon., April 6	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., April 7	7:00 p.m.	Planning & Zoning Commission, City Council Conference Room/Council Chambers
Wed., April 8	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Thurs., April 9	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	5:30 p.m.	Parks and Recreation Commission, Broken Tee Golf Course
Mon., April 13	6:00 p.m.	Study Session, Community Room
Tues. April 14	5:00 p.m.	Water and Sewer Board, Community Development Conference Room
	6:30 p.m.	Keep Englewood Beautiful, City Council Conference Room
	7:00 p.m.	Library Board, Library Board Room
Wed., April 15	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers
Mon., April 20	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., April 21	7:00 p.m.	Planning & Zoning Commission, City Council Conference Room/Council Chambers
Mon., April 27	6:00 p.m.	Study Session, Community Room
Mon., May 4	6:00 p.m.	Study Session, Community Room

	7:30 p.m.	Council Meeting, Council Chambers
Tues., May 5	7:00 p.m.	Planning & Zoning Commission, City Council Conference Room/Council Chambers
Wed., May 6	5:45 p.m.	Cultural Arts Commission, City Council Conference Room
	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers
Mon., May 11	6:00 p.m.	Study Session, Community Room
Tues., May 12	5:00 p.m.	Water and Sewer Board, Community Development Conference Room
	6:30 p.m.	Keep Englewood Beautiful, City Council Conference Room
	7:00 p.m.	Library Board, Library Board Room
Wed., May 13	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Thurs., May 14	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	5:30 p.m.	Parks and Recreation Commission, Duncan Park
	6:30 p.m.	Transportation Advisory Board City Council Conference Room
Mon., May 18	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., May 19	7:00 p.m.	Planning & Zoning Commission, City Council Conference Room/Council Chambers
Wed., May 20	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers
<b>Mon., May 25</b>		<b>City Hall closed – Memorial Day holiday</b>
Tues., May 26	6:00 p.m.	Study Session, Community Room
Mon., June 1	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., June 2	7:00 p.m.	Planning & Zoning Commission, City Council Conference Room/Council Chambers

**TENTATIVE**  
STUDY SESSIONS TOPICS  
FOR ENGLEWOOD CITY COUNCIL



March 30	No meeting scheduled – 5th Monday
April 6	Study Session & Regular Meeting Denver Fire Update
April 13	Study Session Facilities Naming Policy Traffic Control System
April 20	Study Session & Regular Meeting GIW Project Update Financial Report
April 27	Study Session Executive Session – City Manager Review Community Policing Update
May 4	Study Session & Regular Meeting Board and Commission Members Reappointment Discussion
May 11	Study Session Arapahoe County Commissioners RTD Representatives
May 18	Study Session & Regular Meeting Annual Comprehensive Financial Report City Financial Policies Financial Report
May 25	Memorial Day Holiday – No meeting scheduled
June 1	Study Session & Regular Meeting
June 8	Study Session Board and Commission Interviews
June 15	Study Session & Regular Meeting (CML Conf. 6/16-19/15 – Breckenridge) Financial Report
June 22	Board and Commission Appreciation Night
June 29	No meeting scheduled – 5th Monday

July 6	Study Session & Regular Meeting
July 13	Study Session
July 20	Study Session & Regular Meeting Financial Report 2016 Proposed Budget & Midyear Budget Report
July 27	Study Session
August 3	Study Session & Regular Meeting
August 10	Study Session

## **FUTURE STUDY SESSION TOPICS**

McLellan Reservoir – Executive Session  
 Public Banking Discussion  
 River Run Easement  
 Citizen Engagement  
     Social Media Policy  
     NextDoor Update  
 Tale of Two Cities presentation: What Can or Should Our City Look Like in the Future?  
 Hotel/Motel Regulations  
 Public Smoking Ban  
 Bike Paths  
 Construction Defects Ordinance  
 Medical Marijuana Distancing/Polling/Standards of Review  
 Citizen of the Year Selection Process  
 “Running Effective Meetings 101 -- Bob’s Rules”



CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
COMMUNITY DEVELOPMENT CONFERENCE ROOM  
March 3, 2015

**I. CALL TO ORDER**

The regular meeting of the City Planning and Zoning Commission was called to order at 7:00 p.m. in the Community Development Conference Room of the Englewood Civic Center, Chair Fish presiding.

Present: Bleile, Brick, King, Kinton, Knoth, Madrid (Arrived 7:05), Pittinos, Fish

Absent: Freemire (Excused), Townley (Excused)

Staff: Alan White, Director, Community Development Director  
Chris Neubecker, Senior Planner  
Dugan Comer, Assistant City Attorney

Also Present: Paul Skizinski, Englewood Resident  
Matt Skizinski, Englewood Resident  
Matthew Crabtree, Englewood Resident  
Wallie Weld, Real Estate Broker

**II. APPROVAL OF MINUTES**

- February 18, 2015 Minutes

Knoth moved;

King seconded: TO APPROVE THE FEBRUARY 18, 2015, MINUTES

Chair Fish asked if there were any modifications or corrections. There were none.

AYES: Bleile, Brick, King, Kinton, Knoth, Fish

NAYS: None

ABSTAIN: None

ABSENT: Freemire (Excused), Townley (Excused), Madrid (Arrived 7:05)

Motion carried.

**III. STUDY SESSION 2014-01 Accessory Dwelling Units**

Chris Neubecker, Senior Planner, reviewed the previous discussions by the Commission with regards to ADUs (Accessory Dwelling Units). At the February 18<sup>th</sup> meeting, it was

the consensus of the Commissioners that they would continue to pursue the topic of ADUs.

Mr. Neubecker presented an example of a model code regulation of ADUs. Comments were included with the sample to illustrate examples of code in jurisdictions that currently allow ADUs. The wording and format of the sample will need to be altered by the City Attorney's office to conform to the Unified Development Code once the Commission determines the specifics of the regulations.

As requested at the previous meeting, Mr. Neubecker consulted with the Utilities Department regarding the water and sewer services for a property with an ADU. The water and sewer systems would serve both the primary residence and an ADU. Should the property be subdivided, it would be necessary to add additional water and sewer service, however, the Commissioners agree that should a property contain or add an ADU, the lots cannot be subdivided.

Bulk plane, lot coverage and structure height will be discussed at a future meeting when staff can supply illustrations.

Mr. King commented that the Commissioners need to be cautious about what zones are allowed to have ADUs. He outlined the dimensions for a typical small home with two bedrooms and two baths for a total of 770 square feet. Chair Fish recommended that comments remain general at this time and size will be discussed later.

Mr. Bleile has observed homes in various parts of the City that could accommodate ADUs and feels that ADUs could allow flexibility for property owners in Englewood in that they could more easily create space for family members or generate income. Mr. Knoth asked Mr. Neubecker if he had learned the outcome of allowing ADUs from other municipalities that allow ADUs; Mr. Neubecker responded that he has not seen that information during his research.

Mr. Neubecker pointed out that any potential ADU would be subject to review by staff, ensuring that the unit would comply with the code. Mr. King commented that he envisions ADUs as units above garages. After discussion, the Commissioners agreed that allowing ADUs would equip property owners with another tool to improve their property but does not necessarily solve a problem.

Chair Fish asked the Commission to think about the purpose of allowing ADUs. It was agreed that the purpose is to provide flexibility to property owners and encourage development. Mr. Madrid added that by allowing ADUs, it may help to preserve some of the older, smaller homes with character that currently exist if the property owner has options for improving the property.

Mr. Kinton remarked that he feels there isn't one answer to the City's housing issues but that the Commission is attempting to add variety of housing and provide a means to create

diversity in housing. Mr. Brick asked about the “environmentally friendly” aspect of ADUs; Mr. Neubecker responded that the reduction in resources needed to add an ADU and the nature of infill development can result in less greenfield development and a reduced impact on infrastructure.

Diversity of housing stock, flexibility of housing options, encouraging investment and more efficient use of infrastructure were cited by Mr. Neubecker as reasons to adopt ADU regulations. Mr. King commented that Englewood is one of the few cities that has the water resources to support additional development and population.

Mr. Brick referred to Mr. Freemire’s previous comment of “unintended consequences” and does not want to see short-term rentals or boarding houses created in the City. Discussion regarding appropriate zone districts continued. Mr. Neubecker noted that the use of the unit is matter of enforcement, which exists in single family homes as well.

In the model code provided, Section 3, Eligibility, states that a unit would be allowed on a lot with a one unit dwelling. Discussion of eligible zone districts continued. It was determined that different zone districts could have varying regulations.

Discussion of Section 2, Definitions, was generally acceptable to the Commission. After consideration, it was determined that a separate entrance should be required for the ADU to be independent of the primary residence.

The Commissioners agreed to table discussion of eligibility. Section 4, Number, was discussed. The Commissioners were in agreement that this section is acceptable by limiting one ADU per one unit dwelling.

Section 5, Creation, outlines how ADUs can be created. The Commissioners agreed that it would be helpful to clarify the manner in which an ADU can be added to a property.

Section 6, Density, will be addressed when discussion resumes regarding Eligibility.

Section 7, Approval, is redundant to the code and may or may not need to be included since the review process takes place for any construction.

Section 8, Occupancy and Use, led to discussion regarding postal addressing of the ADU and the definition of Household as it is currently defined in the UDC (Unified Development Code). The ADU would be subject to the same definition of Household as it is in the UDC. Addresses are assigned by the City and confirmed by the Postal Service. Mr. King stated that in his experience, he was able to change house numbers on properties through the Postal Service. The County Assessor’s records would reflect only the address of the property. It was determined that the addressing would be the responsibility of the property owner. Staff will research with the Building Department and Safety Services to see what the preferred course of action would be.

Enforceability of the rules regarding what constitutes a Household is challenging. Owner occupancy requirements were discussed. The general consensus of the Commission is that the City does not need additional rental properties and requiring the owner to occupy one of the units would be difficult. Staff will research other communities to discern if they have addressed the issue of owner occupancy. Impacts of requiring owner occupancy include intrusion of property rights and the perception of too much regulation.

Section 9, Design, led to discussion of the maximum size of the ADU. Mr. King feels that 650 square feet maximum is an appropriate size. Mr. Neubecker asked the Commission if a larger lot should be allowed to have a larger unit and if the size of the ADU should be relative to the primary structure. Mr. King suggested that a maximum size could be established initially, but it would be difficult to reduce the maximum size at a later date. Different scenarios were discussed including an ADU over a garage, a separate structure and basement units.

Mr. Kinton suggested limiting the unit to one bedroom. Mr. Madrid commented on tandem houses in Denver; his opinion is that the size should be determined by the lot, the size of the lot will not change but the size of the primary house can change.

Mr. King is in favor of a size limit in order to control density. Mr. Bleile asked if there should be separate regulations for basements, units over the garage and freestanding units.

The Commission did not reach consensus on the topic of dimensional standards and will continue the discussion at a future meeting. Staff will research and present additional options and a revised model code.

#### **IV. PUBLIC FORUM**

Wallie Weld, Real Estate Broker, seeking information on what is permitted in Englewood specifically on Sherman Street south of Yale.

Matthew Crabtree, 2900 Block South Sherman, interested in building a garage with an ADU on top to use for office space.

Matt Skizinski, Englewood resident, spoke in favor of allowing ADUs.

Paul Skizinski, Englewood resident, spoke in favor of allowing ADUs.

#### **V. ATTORNEY'S CHOICE**

Assistant City Attorney Comer did not have any further comments.

#### **VI. STAFF'S CHOICE**

Staff did not have any further comments.

#### **VII. COMMISSIONER'S CHOICE**

Mr. Kinton thanked the members of the public for attending and encouraged them to stay involved in the process

Mr. Brick spoke about the City's initiative to adopt priority based budgeting and expressed an interest in having Mr. Keck address the Commission. Director White suggested that it may be appropriate to have the discussion regarding Capital Projects and the budget process at the same time.

Mr. Madrid concurred with Mr. Kinton in his appreciation of having members of the public in attendance.

Chair Fish felt that the joint meeting with the Englewood City Council and Sheridan City Council on February 25<sup>th</sup> was informative. The updates from the consultants on the planning projects associated with Englewood Forward was comprehensive. Director White stated that the Walk and Wheel, Light Rail Next Steps Study and Comprehensive Plan projects are about half complete. Mr. Neubecker encouraged everyone to sign up for notifications from the project at [www.engagewoodforward.org](http://www.engagewoodforward.org).

Chair Fish asked Director White about communication with City Council and how to facilitate a connection between the Planning and Zoning Commission and Council. This will be addressed at a future meeting.

The meeting adjourned at 9:10 p.m.

/s/ Julie Bailey\_\_\_\_\_, Recording Secretary