AGENDA

CITY COUNCIL MEETING
CITY OF WHEAT RIDGE, COLORADO

Monday, May 11, 2026
6:30 p.m.

This meeting will be conducted as a virtual meeting, and in person, at: 7500 West 29th Avenue, Municipal Building, Council Chambers.

City Council members and City staff members will be physically present at the Municipal building for this meeting. The public may participate in these ways:

1. Attend the meeting in person at City Hall. Use the appropriate roster to sign up to speak upon arrival.
2. Provide comment in advance at www.wheatridgespeaks.org (comment by noon on May 11, 2026)
3. Virtually attend and participate in the meeting through a device or phone:

   Click here to pre-register and provide public comment by Zoom (You must preregister before 5:00 p.m. on May 11, 2026)

4. View the meeting live or later at www.wheatridgespeaks.org, Channel 8, or YouTube Live at https://www.ci.wheatridge.co.us/view

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Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. The City will upon request, provide auxiliary aids and services leading to effective communication for people with disabilities, including qualified sign language interpreters, assistive listening devices, documents in Braille, and other ways of making communications accessible to people who have speech, hearing, or vision impairments. To request auxiliary aid, service for effective communication, or document in a different format, please use this form or contact ADA Coordinator, (Kelly McLaughlin at ada@ci.wheatridge.co.us or 303-235-2885) as soon as possible, preferably 7 days before the activity or event.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS

APPROVAL OF MINUTES

- Study Session Notes, April 20, 2026
- City Council Meeting Minutes, April 27, 2026

APPROVAL OF AGENDA

PROCLAMATIONS AND CEREMONIES

1. National Police Week & National Peace Officers Memorial Day
2. National Public Works Week
3. 57th Annual Professional Municipal Clerks Week

PUBLICS' RIGHT TO SPEAK

a. Public may speak on any matter not on the agenda for a maximum of 3 minutes under Publics' Right to Speak. Please speak up to be heard when directed by the mayor.

b. Members of the Public who wish to speak on a Public Hearing item or Decision, Resolution, or Motion may speak when directed by the mayor at the conclusion of the staff report for that specific agenda item.

c. Members of the Public may comment on any agenda item in writing by noon on the day of the meeting at www.WheatRidgeSpeaks.org. Comments made on Wheat Ridge Speaks are considered part of the public record.

CONSENT AGENDA

None

PUBLIC HEARINGS AND ORDINANCES ON SECOND READING

1. Council Bill No. 09-2026 – an ordinance approving the rezoning for property located at 3338 Depew Street from Residential-Three (R-3) to Residential-One C (R-1C)
2. Council Bill No. 10-2026 – an ordinance amending the Wheat Ridge Code of Laws concerning vehicular public nuisance

ORDINANCES ON FIRST READING

None

DECISIONS, RESOLUTIONS, AND MOTIONS

3. Resolution No. 23-2026 – a resolution in opposition to House Bill 26-1114 prohibiting cities from requiring minimum lot sizes
4. Resolution No. 24-2026 – a resolution in opposition to Senate Bill 26-117 proposing restrictions on how Colorado Lottery tickets may be sold
5. Resolution No. 25-2026 – a resolution in support of House Bill 26-1318 concerning traffic safety near schools
6. Resolution No. 26-2026 – a resolution in support of House Bill 26-1071 to implement Local Government Vehicle Identification Systems on interstate highways
7. Motion to cancel the November 2, 2026 City Council Study Session

CITY MANAGER'S MATTERS

CITY ATTORNEY'S MATTERS

ELECTED OFFICIALS' MATTERS

ADJOURN TO SPECIAL STUDY SESSION

NOTES

CITY OF WHEAT RIDGE, COLORADO
STUDY SESSION
Monday, April 20, 2026

The Study Session was held in a hybrid format, with Councilmembers, City staff, and members of the public participating either in person at the Municipal Building (7500 West 29th Avenue, Wheat Ridge, Colorado) in Council Chambers, or virtually.

CALL TO ORDER

Mayor Korey Stites called the City Council Study Session of April 20, 2026, to order at 6:30 p.m.

ATTENDANCE

Councilmembers Present: Rachel Hultin, Dan Larson, Kathleen Martell, Scott Ohm, Mike Okada, Patrick Quinn, Jenny Snell, and Susan Wood.
Absent: None
Staff in Attendance: City Manager Patrick Goff; Deputy City Manager Marianne Schilling; City Attorney Gerald Dahl; Housing Navigator Kory Kolar; Division Chief Shawn Wray; Director of Community Development Lauren Mikulak; Senior Deputy City Clerk Onorina Maloney; and other staff as needed.

PUBLIC COMMENTS ON AGENDA ITEMS

No public comments were received in person, via Zoom, or through Wheat Ridge Speaks.

1. Community Partners Grant Program Updates

Deputy City Manager Marianne Schilling and Housing Navigator Kory Kolar presented proposed updates to the Community Partners Grant Program. Staff provided background on the program's growth over the past eight years, during which the number of applicants has nearly doubled, and total funding requests have nearly tripled.

Updates implemented in January 2025 included a two-tier review process, timeline adjustments aligned with the budget schedule, elimination of duplicate funding, disclosure requirements for affiliated organizations, and mandatory grant reporting.

Staff presented three additional considerations for Council direction: limiting applications from the same entity, further simplifying the tiered application process, and aligning grants with City Council strategic priorities.

Discussion included restructuring award tiers, establishing a maximum award cap, and consideration of whether organizations seeking funding above the cap should be designated as strategic partners funded outside the grant pool. Councilmembers also examined options for simplifying applications for smaller grant requests and discussed challenges related to multiple applications from the same entity.

Consensus

Council reached consensus on the following.

- Implement a two-tier system:
    - Tier 1: Up to $7,500 with simplified applications and no presentations;
    - Tier 2: $7,500 to $12,000 with presentations required

- Adopt simplified application processes aligned with equity-focused approaches used by other foundations
- Apply strategic priority alignment criteria only to Tier 2 grants
- Establish a 10% off-the-top block grant to Wheat Ridge High School, contingent upon submission of a sub-grant distribution plan prior to budget approval.
- Continue existing policies on disclosure statements and grant reporting requirements

2. Vacant Buildings and Properties

Division Chief Shawn Wray and Director of Community Development Lauren Mikulak presented a seven-level progressive enforcement framework to address vacant and abandoned non-residential properties contributing to blight and public safety concerns.

Staff noted that current code does not comprehensively track vacant properties or incentivize timely resolution. The seven levels range from maintaining existing code enforcement tools through formal tracking, owner outreach, escalating fees based on calls for service, lien assessment, registration requirements, and abatement authority.

Staff organized the levels into three implementation approaches:

- Light touch (Levels 1–3),
- Mid-level, including fee assessment and collection
- High-level representing the most resource-intensive and untested approach.

Discussion included escalating fee structures as a deterrent to chronic vacancy, distinguishing normal commercial vacancy cycles from long-term vacancy, and ensuring clear definitions and documentation for property owners. Councilmembers also reviewed hardship exception procedures, the feasibility of scaling fees relative to property size, and the treatment of partially occupied buildings with deteriorating vacant units.

Staff confirmed that appeal and deferral procedures could be incorporated into the program framework.

Consensus

Council reached unanimous consensus to direct staff to develop the mid-level enforcement approach, including:

- Formal vacancy identification and tracking
- Structured outreach to property owners
- An escalating fee schedule based on calls for service
- Authority to assess liens for unpaid fees
- Hardship exception procedures
- Returning to Council with a detailed implementation plan as a pilot program

3. Transferring Board of Adjustment Duties

Director of Community Development Lauren Mikulak presented a proposal to transfer Board of Adjustment responsibilities to the Planning Commission.

Staff noted that the Board did not meet in 2024 and has convened only twice in the past three years, largely due to code amendments made approximately 20 years ago allowing more variances to be approved administratively.

The Planning Commission, which regularly conducts quasi-judicial proceedings, would convene as the Board of Adjustment when needed. The City Attorney advised that required code changes would be straightforward, with existing voting requirements and supermajority thresholds remaining unchanged.

Staff proposed honoring current Board of Adjustment appointments through March 2027 and suggested a temporary dual-service exemption to maximize opportunities for current volunteers during the transition.

Discussion included attendance requirements, supermajority voting thresholds, impacts on current Board members, and the code amendment process and effective date.

Consensus

Council reached consensus to proceed with transferring Board of Adjustment duties to the Planning Commission, with implementation through March 2027 to honor current appointments and allow for a proper transition. Staff will prepare necessary code amendments and consider exemptions allowing current Board members to serve on additional boards during the transition period.

Staff Reports

City Manager Goff provided several updates:

- RidgeWest Festival is scheduled for June 6, 2026, from 2:00 p.m. to 8:00 p.m. at The Green
- LocalWorks launched a new 38th Avenue marketing program, "Shop Ridge at 38th," offering 20% coupons (up to $20) at participating locations along 38th Avenue, available on its website
- The Green received the People's Choice Award at the Downtown Colorado, Inc. celebration in Grand Junction
- Economic Development Manager Steve Art received the Downtowner of the Year Award

Elected Officials' Reports

Councilmember Ohm thanked parents who assisted with post-prom activities and recognized Public Works Director Kent Kisselman for providing safety cones for a high school tricycle race. He suggested exploring the creation of a board focused on public health and mental health.

Councilmember Quinn reported on the Parks and Recreation Board meeting, including new member swearing-ins and officer elections. The Board discussed drought restrictions, collaboration with other committees, and upcoming Earth Day events from 8:30 a.m. to noon. He noted that Parks and Recreation is one requirement away from achieving Commission for Accreditation of Park and Recreation Agencies (CAPRA) accreditation (44 of 45 requirements met). He also acknowledged the 27th anniversary of the Columbine tragedy.

Mayor Pro Tem Hultin announced a District 2 meeting scheduled for Saturday at 3:00 p.m**.** at the Grange, featuring Parks and Recreation staff. She also attended the CAPRA certification event and noted positive feedback regarding the City's collaborative culture.

Councilmember Martell reported attending the CAPRA event and her appointment as liaison to Sustainable Wheat Ridge. She highlighted a successful native plant giveaway event and announced a May 9 workshop at Clear Creek Makerspace on constructing bee hotels**.**

Councilmember Wood announced she will miss next Monday's meeting to attend the American Planning Association National Conference in Detroit, seeking professional development and takeaways beneficial to local planning work.

Councilmember Snell reported attending Jefferson Center for Mental Health Spring Soirée, emphasizing the organization's importance to the community and its innovative approaches including art therapy. She announced District 1 office hours on Tuesday, April 21, 2026, from 9:00 a.m. to 11:00 a.m. at Anne's Pie Café next to Wheat Ridge Meats on 29th Avenue.

Councilmember Larson reported attending the 12th annual Energy and Environment Symposium on the Western Slope. The symposium featured presentations on economics, nuclear energy, geothermal advances, and water management. He volunteered at the semi-annual paper shred and electronics recycling event at the fairgrounds and attended the National Crime Victims' Rights Week kickoff at Porchlight Family Justice Center, featuring remarks from the Colorado Attorney General and crime survivors including a Columbine survivor.

Mayor Stites reflected on attending Jefferson Center's gala on April 20th, noting the significance of discussing mental health on the Columbine anniversary. He observed positive business activity along 38th Avenue with long lines at Mr. Biscuits and other establishments, indicating strong community engagement.

ADJOURNMENT

Mayor Stites adjourned the April 20, 2026 Study Session at 8:51 p.m.

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Rachel Hultin, Mayor Pro Tem

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Onorina Z. Maloney, Senior Deputy City Clerk

MINUTES

CITY OF WHEAT RIDGE, COLORADO
CITY COUNCIL REGULAR MEETING
Monday, April 27, 2026

The meeting was held in a hybrid format, with Councilmembers, City staff, and members of the public participating either in person at the Municipal Building (7500 W. 29th Avenue, Wheat Ridge, Colorado) in Council Chambers, or virtually.

CALL TO ORDER
Mayor Stites called the regular City Council meeting to order on April 27, 2026, at 6:30 p.m.

PLEDGE OF ALLEGIANCE
Those present stood, if able, and recited the Pledge of Allegiance.

ROLL CALL OF MEMBERS
Councilmembers Present: Rachel Hultin, Dan Larson, Scott Ohm, Mike Okada, and Patrick Quinn
Absent: Kathleen Martell, Jenny Snell, and Susan Wood
A quorum was established.

STAFF IN ATTENDANCE
City Manager Patrick Goff; City Attorney Gerald Dahl; Deputy City Manager Marianne Schilling; Director of Community Development Lauren Mikulak; Director of Public Works Kent Kisselman; Communications and Engagement Manager Amanda Harrison; Sustainability Coordinator Mary Hester; and Senior Deputy City Clerk Onorina Maloney.

APPROVAL OF MINUTES
Council approved the Study Session Notes of April 6, 2026; the City Council Meeting Minutes of April 13, 2026; and the Special Study Session Notes of April 13, 2026, as presented.

APPROVAL OF AGENDA

The agenda stood as presented.

PROCLAMATIONS AND CEREMONIES

Proclamation – National Walk, Bike and Roll to School Day
Mayor Stites read a proclamation declaring May 6, 2026, as National Walk, Bike and Roll to School Day in Wheat Ridge and invited the Williams and Lucier families from Stevens Elementary School to the podium. A student addressed Council, sharing benefits of walking to school and thanking Council for recent safety improvements.

Proclamation – Earth Day and National Arbor Day
Mayor Stites read a proclamation declaring April 22, 2026, as Earth Day and April 24, 2026, as Arbor Day in Wheat Ridge, noting the City's 47 consecutive years as a Tree City USA. Benny Paiz accepted the proclamation and acknowledged volunteer participation in a recent Prospect Park planting event, including tree planting and park maintenance, and thanked the community for its contributions.

Proclamation – Asian American and Pacific Islander Heritage Month
Mayor Stites read a proclamation declaring May 2026 as Asian American and Pacific Islander Heritage Month in Wheat Ridge. Ed Nepomuceno accepted the proclamation and spoke about the contributions of AAPI communities, the importance of inclusion, and the value of recognizing diverse cultural histories to strengthen a sense of belonging and continued community engagement.

PUBLIC'S RIGHT TO SPEAK

In person

Janet Bradford from the Wheat Ridge Historical Society
Janet Bradford, Treasurer and Event Coordinator with the Wheat Ridge Historical Society, announced upcoming events, including the May 9 May Festival featuring Maypole dances, live music, crafts, animals, games, and food. She also noted summer hootenanny events, a July community potluck picnic celebrating Colorado's sesquicentennial and the nation's 250th anniversary, participation in the Carnation Festival, and a September fall yard sale.

Via Zoom:
No participants

Wheat Ridge Speaks:

Jessica L Shymkiw Comment received on: Apr 26, 2026, · 9:19 a.m.
Hello Council, I am here to talk about AI. I'm sure you have all experienced when you search a question on Google, glancing at the 'AI overview' you know the information

given is incorrect. This happened to me this past football season. When looking up times and scores for the Broncos Conference Championship Game. I was informed there was no game happening for the Broncos that day. I bring this up to emphasize the consequences. If this information was the only source, it would have devastating & embarrassing outcomes. AI is not ready to be used in many of the ways it's is being applied. If we are going to use AI it must be done ethically. With the lack of accuracy, that is often laughable, these tools should not be used by our police force. I urge you to take AI out of policing. The technology does not have the trust of the people for good reason. We don't need the embarrassment that other departments have faced using this type of software. We can do better for the people of Wheat Ridge & the officers who serve our city.

Evelyn J Martin Comment received on Apr 24, 2026, · 3:15 p.m.
Why is your Building Dept. approving houses to be constructed in pretty small back yards? There is no parking for the tenets and all the guests because there is NO long driveway and owners already have 2 cars of their own, which 1 is parked on the street, 1 in driveway. Their backyard house takes away all our privacy which lowers our property value. So why was this home approved by the city? You are ruining the city of Wheat Ridge for its residents!!! SO VERY SAD!!! Everyone who sees it is horrified by this big house facing our home. Maybe it will happen to one of you. I can only hope, then you would see how you like it. All the construction workers & vehicles for months, the smelly outhouse in yard and dumpsters, stacks of building materials. If I weren't a senior citizen I would move away from a city that allows this to happen to neighbors. Have lived in this house since 1976 and graduated from Wheat Ridge high school. This makes me sick!!! I'll bring a picture of what I must see everyday for you to view at the council meeting.
Evelyn Martin

1. CONSENT AGENDA

Item Number: 1a
Title: Motion to cancel the July 6 and July 20, 2026, City Council Study Sessions for Engage Wheat Ridge Month
ISSUE:
Mayor Pro Tem Hultin, along with members of City Council, has requested that the Study Sessions on July 6 and July 20, 2026, be cancelled. City Council Members will utilize this time to engage with Wheat Ridge residents through District meetings and attendance at community events. The regular City Council Meetings held on July 13 and July 27 will still be held to conduct Council business.

Councilmember Okada read the title and issue into the record

Item Number: 1b

Title: Motion awarding a contract to Martin Marietta Materials, Inc., in the amount of $2,028,931.62 with a contingency amount of $202,893.16 for a total approved amount of $2,231,824.78 for the 2026 Residential Streets project

ISSUE:

Four (4) bids were received in response to the City's Invitation for Bids to complete the 2026 Residential Streets Project. The lowest responsive bidder is Martin Marietta Materials Inc. It is recommended that the City enter into a contract with Martin Marietta Materials, Inc. to perform the work for the 2026 Residential Streets Project.

Councilmember Okada read the title and issue into the record

Item Number: 1c

Title: Motion to approve payment to Bank of Oklahoma for 2026 principal and interest payments in the amount of $5,041,500 for the City of Wheat Ridge, Colorado Sales and Use Tax Revenue Bonds, Series 2024.

ISSUE:

On October 24, 2024, the City closed on Series 2024 Sales and Use Tax Revenue Bonds in the par amount of $34,845,000 with a net premium of $3,856,048 for a total of $38,701,048. After cost of issuance and the refunding of the 2017A Bond Series, the City received a total of $33,345,000 in project funds. The City's first interest payment for 2026 is due June 1, 2026, in the amount of $793,250, and the first principal and second interest payment is due December 1, 2026, in the amount of $4,248,250. Funds to cover the 2026 payments are budgeted in the 2026 2J Bond Fund budget.

Motion: Councilmember Okada moved to approve Consent Agenda items 1a through 1c.

Second: Mayor Pro Tem Hultin

Vote: 5 ayes; 0 nays

Motion carried

PUBLIC HEARINGS AND ORDINANCES ON SECOND READING

None

ORDINANCES ON FIRST READING

Item Number: 2

Council Bill No. 10-2026

Title: An Ordinance Amending the Wheat Ridge Code of Laws concerning vehicular public nuisance

ISSUE:

The Ordinance revises the definition of “vehicular public nuisance” to facilitate tow and impound of vehicles identified as having been used to elude or otherwise having been used in the commission of a crime.

Councilmember Larson read the title and issue into the record

Motion: Councilmember Larson moved to approve Council Bill No. 10-2026, an ordinance amending the Wheat Ridge Code of Laws concerning vehicular public nuisance; order it published, public hearing set for Monday, May 11, 2026, at 6:30 p.m., as a virtual meeting and in City Council Chambers, 7500 West 29th Avenue, and that it take effect upon adoption at second reading as provided by Section 5.11 of the Charter.
Second: Councilmember Okada
Vote: 5 ayes; 0 nays**.**
Motion carried

DECISIONS, RESOLUTIONS, AND MOTIONS

Item Number: 3
Resolution No. 19-2026
Title: A Resolution amending the 2026 Fiscal Year Housing Fund budget to reflect the approval of a supplemental budget appropriation in the amount of $6,047,194 to accept grant funds from the Department of Local Affairs
ISSUE:
The City of Wheat Ridge was awarded approximately $4.5 million in funding from the State of Colorado Department of Local Affairs Transit Oriented Communities Infrastructure grant program to support Foothills Regional Housing. The funds will be used to pay for public infrastructure improvements for the Ridge Road Master Plan development. The City must accept the grant award to receive and appropriate the funding in the annual budget.

Mayor Pro Tem Hultin read the title into the record. A presentation followed and the issue was not read into the record.

Community Development Director Lauren Mikulak presented an overview of the grant supporting a partnership development near Miller Street and Bridge Road at 54th Avenue with Foothills Regional Housing.

The project reflects prior Council direction and the City’s 2023 Affordable Housing Strategy. The City of Wheat Ridge was one of four communities selected for the competitive pilot program and among the first in the state certified as a transit-oriented community. The development will expand the Red Rocks Community College nursing program and provide affordable senior and family housing near the Arvada train station.

The grant is expected to accelerate the project timeline, with an agreement anticipated by mid-May, followed by permitting, and construction projected to begin in early 2027.

Council noted that, while state legislation has at times been viewed as an expansion of state involvement in local land use authority, this instance represents state funding supporting locally established priorities. Council also noted that the project would be a strong addition to the transit-oriented development (TOD) area along Ridge Road, integrating housing, senior housing, and educational space.

Motion: Mayor Pro Tem Hultin moved to approve Resolution No. 19-2026, a resolution amending the 2026 Fiscal Year Housing Fund budget to reflect the approval of a supplemental budget appropriation in the amount of $6,047,194 to accept grant funds from the Department of Local Affairs.
Second: Councilmember Ohm
Vote: 5 ayes; 0 nays
Motion carried

Item Number: 4
Resolution No. 20-2026
Title: A Resolution amending the 2026 Fiscal Year Housing Fund budget to reflect the approval of a supplemental budget appropriation in the amount of $2 Million to accept grant funds from the U.S. Department of Housing and Urban Development
ISSUE:
The City of Wheat Ridge was awarded $2 million in federal Community Project Funding, secured through Congressionally Directed Spending approval by Representative Brittany Pettersen. The funding is administered by the U.S. Department of Housing and Urban Development and will support Foothills Regional Housing's acquisition of Fruitdale School Lofts to preserve the long-term affordability of the 16-unit apartment building. The City must approve a supplemental budget appropriation to receive, budget, and disburse the funds at closing.

Councilmember Ohm read the title and issue into the record.

Mr. Goff introduced Community Development Director Lauren Mikulak, who provided additional context. She stated that the federal funding was awarded to the City of Wheat Ridge through congressionally directed spending approved by Representative Brittany Pettersen. She reported that staff have worked over the past year to facilitate the sale to preserve long-term affordability of the 16-unit apartment building in the Fruitdale area. She noted that federal environmental requirements through the U.S. Department of Housing and Urban Development (HUD) and the Colorado Department of Public Health and Environment (CDPHE) have extended the timeline; however, progress continues,

with closing anticipated later in the summer. She further noted that the budget supplemental is a required procedural step prior to closing.

Motion: Councilmember Ohm moved to approve Resolution No. 20-2026, a resolution amending the 2026 Fiscal Year Housing Fund budget to reflect the approval of a supplemental budget appropriation in the amount of $2 million to accept grant funds from the U.S. Department of Housing and Urban Development
Second: Councilmember Okada
Vote: 5 ayes; 0 nays
Motion carried

Item Number: 5
Resolution No. 21-2026
Title: A Resolution amending the 2026 Fiscal Year General Fund budget to reflect the approval of a supplemental budget appropriation in the amount of $600,000 to accept a grant award from The Denver Regional Council of Governments
ISSUE:
In March 2026, the Denver Regional Council of Governments (DRCOG) awarded the City of Wheat Ridge $600,000 through the Building Policy Collaborative Jurisdictional Support Subaward Program to support building decarbonization policy development, adoption, and implementation efforts. Council action is requested to accept this grant award and to approve the corresponding supplemental budget appropriation for the $600,000 grant award.

Mayor Pro Tem Hultin read the title and issue into the record.

Communications and Engagement Manager Amanda Harrison introduced the item and recognized Sustainability Coordinator Mary Hester, who presented the details. Hester stated that the $600,000 grant originates from the U.S. Environmental Protection Agency (EPA) Climate Pollution Reduction Grant Program, awarded to the Denver Regional Council of Governments (DRCOG), which established the Building Policy Collaborative, a regional initiative focused on building-related emissions. Wheat Ridge has been sub-awarded $600,000 to participate through fall 2029, with funding primarily supporting consultant services to evaluate regional recommendations and assess applicability to Wheat Ridge. The grant does not require adoption of specific policies or a General Fund match, and includes engagement with Council, elected officials, and stakeholders throughout the multi-year process.

In response to Council questions, staff stated that the Building Policy Collaborative is developing policy recommendations that are forthcoming. Staff further noted that requests for proposals for consultant services are anticipated later in the year, with policy development and engagement expected to begin in late 2026.

Motion: Mayor Pro Tem Hultin moved to approve Resolution No. 21-2026, a resolution amending the 2026 Fiscal Year General Fund budget to reflect the approval of a supplemental budget appropriation in the amount of $600,000 to accept a grant award from the Denver Regional Council of Governments.
Second: Councilmember Ohm
Vote: 5 ayes; 0 nays
Motion carried

Item Number: 6
Resolution No. 22-2026
Title: A Resolution approving a Public Art Donation Agreement with the Wheat Ridge Presbyterian Church to accept "The Winged Rapture" bronze sculpture
ISSUE:
The Wheat Ridge Presbyterian Church submitted a formal request to donate a bronze art piece titled, "The Winged Rapture" to the City of Wheat Ridge, to be installed at the future City Hall site or another location to be determined by the Cultural Commission.

Councilmember Quinn read the title and issue into the record

Mr. Goff introduced Parks and Recreation Director Karen O'Donnell, who presented a proposed public art donation. Director O'Donnell stated that Wheat Ridge Presbyterian Church submitted a request to donate the bronze sculpture The Winged Rapture by artist Dan Ostermiller, installed in 1988 and valued at approximately $60,000. She reported that the proposal followed the City's Public Art Management Plan and was reviewed by the Public Art Acquisition Committee, which unanimously recommended advancement, and by the Cultural Commission, which unanimously recommended acceptance on April 8, 2026. She noted that the Cultural Commission expressed interest in future placement at the City Hall site, with final siting to be determined through site planning. O'Donnell further noted that the sculpture can be removed, transported, and stored if needed, and may remain in its current location in the interim.

In response to Council questions, staff estimated installation costs at under $2,000, to be covered within the existing public art budget.
Council expressed support for the donation and appreciation to Wheat Ridge Presbyterian Church, the Cultural Commission, and Parks and Recreation staff. Council also noted interest in potential future uplighting at the sculpture's eventual location.

Motion: Councilmember Quinn moved to approve Resolution No. 22-2026, a resolution approving a Public Art Donation Agreement with the Wheat Ridge Presbyterian Church to accept the "The Winged Rapture" bronze sculpture.
Second: Mayor Pro Tem Hultin

Vote: 5 ayes; 0 nays
Motion carried.

Item Number: 7
Title: A Motion to amend a contract with Ayres Associates, Inc., in the amount of $284,344 for a total contract amount of $2,022,507 for the 38th Avenue West Corridor Improvement project
ISSUE:
In March 2023, the City began a planning study of the 38th Avenue corridor, between Youngfield Street and Kipling Street, with the goals of improving the roadway to accommodate pedestrians and bicyclists while still accommodating vehicular traffic and providing improved stormwater drainage. On February 10, 2025, Ayres Associates, Inc, was awarded a contract to complete the design for the 38th Avenue West Corridor. An amendment to the Ayres contract is needed to account for changes and additions to the scope of work identified during the design process.

Councilmember Quinn read the title and issue into the record.

Mr. Goff introduced Public Works Director Kent Kisselman, who presented scope changes requiring a contract amendment. At the 30 percent design milestone, staff identified revisions in coordination with Community Development, including updated curb ramp and driveway designs to avoid additional right-of-way acquisition, pedestrian bump-outs, inclusion of Kipling Street intersection improvements as a bid alternate, expanded corridor lighting, rerouting of the stormwater outfall to Owen Street with potential detention or retention in the adjacent park, and additional surveying and utility work.

Director Kisselman reported the project is nearing 60 percent design, plans have been submitted to Xcel Energy for undergrounding review, and an update to Council is anticipated around June 15. In response to Council questions, staff noted the Kipling Street intersection was previously designed in-house and later incorporated into the 38th Avenue corridor project to reduce impacts to businesses and residents, and that damaged curb ramps will be addressed through the City's concrete repair program.

Council requested clarification on funding relative to the 2J Bond Fund. The City Manager stated approximately $20 million is budgeted, with updated estimates expected following Xcel Energy pricing, to be presented at the June 15 study session.

Council expressed support for the project and appreciation for staff and contractor coordination on corridor improvements, including roundabouts and bioswales, and acknowledged the long-term effort to improve multimodal safety.

Motion: Councilmember Quinn moved to amend the contract with Ayres Associates, Inc. in the amount of $284,344 for a total contract amount of $2,022,507 for the 38th Avenue West Corridor Improvement project
Second: Councilmember Ohm
Vote: 5 ayes; 0 nays
Motion carried

CITY MANAGER'S MATTERS
No matters presented

CITY ATTORNEY'S MATTERS
No matters presented

ELECTED OFFICIALS' MATTERS

Councilmember Okada shared a personal reflection in recognition of Asian American and Pacific Islander Heritage Month. As a half-Japanese American, he expressed pride in his grandfather, Ichiro Okada, who served as a lieutenant colonel in the 442nd Regimental Combat Team of the United States Army during World War II—a unit composed entirely of Asian American soldiers, many of whom had family members in internment camps at the same time. He also shared that his brother and sister-in-law recently identified their nearest Japanese ancestor through the Koseki (Japanese family registry) system: their great-great-grandfather, Yoshisuke Okada.

Councilmember Larson had no formal report but noted he was looking forward to events planned for the coming week.

Councilmember Quinn commented on Councilmember Okada's remarks and shared a related story about a colleague whose family has deep roots in the farming community in the Fort Lupton and Longmont area. He had no other formal report.

Councilmember Ohm reported attending the Good News Breakfast, noting it was a positive event that brought together members of the Wheat Ridge Police Department, fire, other council members, and county representatives.

Mayor Pro Tem Hultin thanked the Stevens Elementary School families in attendance and noted the value of hearing directly from youth on safety improvements. She reported attending the Good News Breakfast, which included a student panel on community hope and civic engagement with participation from a Wheat Ridge High School student, and noted follow-up on youth engagement discussions.

She announced the opening of the Corridor Bookstore in District 2 and encouraged residents to visit. She also co-hosted a District 2 meeting at the Grange with Councilmember Ohm, attended by approximately 20 residents, noting strong awareness of City updates. The primary topic of discussion was Google Fiber infrastructure work in the public right-of-way, and she requested improved advance communication with affected property owners.

City Manager Goff acknowledged the ongoing challenge of Google Fiber's communication *practices and stated he would follow up with the company*.

Mayor Stites thanked participants in the evening's proclamations and acknowledged the Earth Day volunteer event at Prospect Park. He also thanked the Stevens Elementary School families and recognized the student speaker, noting the importance of youth engagement in local government. He shared a visit with a Cub Scout troop from Our Lady of Fatima/Prospect Valley, highlighting their questions and ideas about the community.

He reported attending the Jefferson County Housing Blueprint meeting with the City Manager and a Jefferson County mayors meeting, where concerns were raised about litter and debris on Colorado Department of Transportation (CDOT)-managed properties related to the Youngfield corridor, and requested staff follow up with CDOT regarding maintenance concerns. He also attended the first Jefferson County State of the County luncheon, describing it as productive and collaborative.

ADJOURNMENT

There being no further business to come before Council, Mayor Stites adjourned the April 27, 2026, Regular Council Meeting at 7:38 p.m.

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Rachel Hultin, Mayor Pro Tem

_____

Onorina Z. Maloney, Senior Deputy City Clerk

WHEAT RIDGE, CO



EST. 1969

PROCLAMATION
NATIONAL POLICE WEEK & NATIONAL PEACE OFFICERS MEMORIAL DAY

WHEREAS, The Congress and President of the United States have designated May 15 as Peace Officers Memorial Day, and the week in which it falls as Police Week; and

WHEREAS, the people of Wheat Ridge, Colorado have shared their concern and support following the tragic assault of Officer Alan Fischer, who received life threatening injuries while on duty April 13, 2022; and

WHEREAS, it is important to recognize and honor the sacrifice made by those who are injured or who die in the line of duty; and

WHEREAS, it is important that everyone knows and understands the problems, duties and responsibilities of our police department, and that our local law enforcement agency recognizes their duty to serve our community by safeguarding life and property, by providing protection against violence and disorder, and by shielding the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, over the course of the past 57 years, the police department of the City of Wheat Ridge has grown to be a modern and scientific law enforcement agency which tirelessly provides a vital public service in partnership with the law-abiding members of our community.

NOW THEREFORE BE IT RESOLVED that I, Korey Stites Mayor of the City of Wheat Ridge, and the Wheat Ridge City Council, call upon all those living and working in Wheat Ridge, and upon all our community's patriotic, civil, and educational organizations to observe the week of May 15 - 21, 2026, as

NATIONAL POLICE WEEK

Honoring law enforcement officers, past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to our community and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all members of the community.

I FURTHER call upon our community to observe May 15, 2026, as

NATIONAL PEACE OFFICERS MEMORIAL DAY

To honor those peace officers, who, through their courageous deeds, have lost their lives or who have been injured in the performance of their duty

IN WITNESS WHEREOF, on this 11th day of May 2026.

Janeece Hoppe, City Clerk

Korey Stites, Mayor

WHEAT RIDGE, CO



EST. 1969

PROCLAMATION
NATIONAL PUBLIC WORKS WEEK

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association; and

WHEREAS, the theme for 2026 is “Rooted in Service, Powered by Community”; emphasizing the deep impact of public works on community life and the often unseen contributions that maintain infrastructure and services; and

WHEREAS, the Public Works Department manages all assets in the public right of way including 133 miles of streets, 850 streetlights, 45 traffic signals, and 36 miles of storm sewer as well as 190,000 square feet of public buildings and 230 vehicles and large equipment in a safe and efficient manner; and

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of Wheat Ridge; and,

WHEREAS, it is in the public interest of the residents and civic leaders in Wheat Ridge to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their community.

NOW THEREFORE BE IT RESOLVED, I, Korey Stites**,** Mayor of the City of Wheat Ridge, and the Wheat Ridge City Council do hereby designate the week of May 17–23, 2026, as National Public Works Week. I urge all residents to join in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our health, safety, and advancing quality of life for all.

IN WITNESS WHEREOF, on this 11th day of May 2026.

Janeece Hoppe, City Clerk

Korey Stites, Mayor

WHEAT RIDGE, CO



EST. 1969

PROCLAMATION
57TH ANNUAL PROFESSIONAL MUNICIPAL CLERK'S WEEK
MAY 3-9, 2026

WHEREAS, municipal clerks are the guardians of democracy at its most local and most vital level - keepers of the public record, stewards of the public trust and the quiet force behind every meeting, every vote, and every ordinance that shapes the daily lives of our residents; and

WHEREAS, The Office of the City Clerk ensures that the voices of Wheat Ridge residents are heard, recorded, and preserved for generations to come; and

WHEREAS, municipal clerks bring to their work not only professional expertise but a deep and abiding commitment to transparency, accuracy, and service – ensuring that every detail of the public record reflects the highest standard of care, and

WHEREAS, municipal clerks pursue continuous professional development, holding themselves to the highest standards of excellence in service to their communities; and

WHEREAS, the City of Wheat Ridge – a community built on hard work, civic pride, and neighborly spirit – is strengthened by the dedicated public servants who uphold its values and serve its residents with professionalism and care; and

WHEREAS, the City of Wheat Ridge is proud to be served by professionals who embody these values every single day;

NOW THEREFORE BE IT RESOLVED that I Korey Stites Mayor of the City of Wheat Ridge, and the Wheat Ridge City Council do hereby declare the week of May 3-9, 2026, as

Professional Municipal Clerks Week

In the City of Wheat Ridge and call upon our residents to recognize and celebrate the dedicated professionals who serve our community with quiet dedication, steady hands and unwavering integrity. Because democracy is not just an idea. It is a record kept. A meeting noticed. A vote counted. A resident heard.

IN WITNESS WHEREOF, On this 11th day of May 2026.

Janeece Hoppe, City Clerk

Korey Stites, Mayor

ITEM NUMBER:1
DATE: May 11, 2026

REQUEST FOR CITY COUNCIL ACTION

COUNCIL BILL NO. 09-2026

TITLE: AN ORDINANCE APPROVING THE REZONING FOR PROPERTY LOCATED AT 3338 DEPEW STREET FROM RESIDENTIAL-THREE (R-3) TO RESIDENTIAL-ONE C (R-1C)

☒PUBLIC HEARING
☐BIDS/MOTIONS
☐RESOLUTIONS

☐ORDINANCES FOR 1st READING
☒ORDINANCES FOR 2nd READING

QUASI-JUDICIAL ☒YES ☐NO

ISSUE:

The owner of the property at 3338 Depew Street is requesting approval of a zone change from Residential-Three (R-3) to Residential-One C (R-1C). The zone change will result in zoning that encourages investment in the site and will enable the existing land use to become more conforming with the zoning.

PRIOR ACTION:

Planning Commission reviewed this request at a public hearing held on March 19, 2026, and recommended approval. The staff report and a copy of the draft Planning Commission minutes are attached.

City Council approved this ordinance on first reading on April 13, 2026. A motion was made by Councilmember Martell and seconded by Councilmember Quinn and was approved by a vote of 8 to 0.

FINANCIAL IMPACT:

The proposed ordinance is not expected to have a direct financial impact on the City. Fees in the amount of $1,100 were collected for the review and processing of Case No. WZ-26-01. If the rezoning is approved, the City may benefit from various fees collected depending on how the property is repurposed in the future, such as building permit fees and use tax.

BACKGROUND:

The property is located on the east side of Depew Street between W. 33rd Avenue and W. 35th Avenue. The site is legally described as Lots 19 and 20, Block 8, Columbia Heights, and contains approximately 5,892 square feet (0.135 acres). It is currently developed with a single-unit dwelling and an accessory dwelling unit (ADU), both of which are proposed to be demolished to accommodate construction of a new single unit home. Surrounding zoning includes Residential-One C (R-1C) to the north, south, and east, and Residential-One (R-1) to the west. Adjacent properties to the north, south, and east are residential in character, while the property to the west is Panorama Park.

Although the existing R-3 zoning permits single-unit detached dwellings, the subject property does not meet the district's minimum lot standards, and the required setbacks are not consistent with those of the surrounding residential properties. Rezoning is therefore necessary to bring the site into conformance and facilitate redevelopment that is compatible with the established neighborhood pattern.

The existing zoning on the subject property and in the neighborhood relate to a legislative zone change from 30 years ago. In September 1996, City Council approved a city-initiated rezoning of properties generally located between W. 32nd Avenue and W. 38th Avenue, and Sheridan Boulevard and Pierce Street. The ordinance specifically exempted existing two-family dwellings from the zone change to avoid creating nonconforming situations. Because 3338 Depew Street has two units (a single-unit dwelling with an accessory dwelling unit), it was identified as an exempt property in the Council's motion.

Now that ADUs are permitted in Wheat Ridge as an accessory use to a single-unit home, the property is more conforming under R-1C than R-3 in regard to its dimensions and land use.

A full analysis of the zone change criteria is provided in the attached Planning Division staff report.

RECOMMENDATION:

The application in this case is for the rezoning of property. This action is quasi-judicial, and as a result, the applicant is entitled to a public hearing on the application.

As Council is aware, rezoning in Wheat Ridge is accomplished by ordinance (Charter Sec. 5.10; Code Section 26-112). Ordinances require two readings, and by Charter, the public hearing takes place on second reading.

Per City Code, the City Council shall use the criteria in Section 26-112 of the code to evaluate the applicant's request for a zone change. A detailed Planning Division staff report is enclosed with this criteria analysis, as well as additional information on the existing conditions and zone districts. Staff is recommending approval of this request.

RECOMMENDED MOTION:

"I move to approve Council Bill No. 09-2026, an ordinance approving the rezoning of property located at 3338 Depew Street from Residential-Three (R-3) to Residential-One C (R1-C) on second reading, order it published, and that it takes effect 15 days after final publication."

or,

"I move to postpone indefinitely Council Bill No. 09-2026, an ordinance approving the rezoning of property located at 3338 Depew Street from Residential-Three (R-3) to Residential-One C (R1-C), for the following reason(s) _____ and direct the City Attorney to prepare a Resolution of Denial, to be scheduled for Council consideration at the next available regular business meeting."

REPORT PREPARED/REVIEWED BY:

Chris Masar, Planner II
Jana Easley, Planning Manager
Lauren Mikulak, Community Development Director
Patrick Goff, City Manager

ATTACHMENTS:

1. Council Bill No. 09-2026
2. Planning Division Staff Report
3. Planning Commission Meeting Minutes (03/19/26)

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER MARTELL
Council Bill No. 09
Ordinance No. 1842
Series 2026

TITLE: AN ORDINANCE APPROVING THE REZONING OF PROPERTY LOCATED AT 3338 DEPEW STREET FROM RESIDENTIAL-THREE (R-3) TO RESIDENTIAL-ONE C (R-1C) (CASE NO. WZ-26-01)

WHEREAS, Chapter 26 of the Wheat Ridge Code of Laws establishes procedures for the City's review and approval of requests for land use cases; and

WHEREAS, Betsy Lawton has submitted a land use application for approval of a zone change to the Residential-One C (R-1C) zone district for property located at 3338 Depew Street; and

WHEREAS, the City of Wheat Ridge has adopted a comprehensive plan—City Plan—which specifically calls for the assessment of the zoning map to determine if zoning map updates are needed; and

WHEREAS, a rezoning to R-1C would encourage revitalization of the site and will enable the site and land use to become conforming; and

WHEREAS, the City of Wheat Ridge Planning Commission held a public hearing on March 19, 2026, and recommended approval of rezoning the property to Residential-One C (R-1C).

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:

Section 1. Upon application by the City of Wheat Ridge for approval of a zone change ordinance from Residential-Three (R-3) to Residential-One C (R-1C) for property located at 3338 Depew Street, and pursuant to the findings made based on testimony and evidence presented at a public hearing before the Wheat Ridge City Council, a zone change is approved for the following described land:

LOTS 19 AND 20, BLOCK 8, COLUMBIA HEIGHTS, COUNTY OF JEFFERSON, STATE OF COLORADO.

Section 2. Vested Property Rights. Approval of this zone change does not create a vested property right. Vested property rights may only arise and accrue pursuant to the provisions of Section 26-121 of the Code of Laws of the City of Wheat Ridge.

ATTACHMENT 1

Section 3. Safety Clause. The City of Wheat Ridge hereby finds, determines, and declares that this ordinance is promulgated under the general police power of the City of Wheat Ridge, that it is promulgated for the health, safety, and welfare of the public and that this ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 4. Severability: Conflicting Ordinance Repealed. If any section, subsection or clause of the ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Recording. This Ordinance shall be filed for record with the office of the Jefferson County Clerk and Recorder.

Section 6. Effective Date. This Ordinance shall take effect 15 days after final publication, as provided by Section 5.11 of the Charter.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of 8 to 0 on this 13th day of April, 2026, ordered published by title in the paper and in full on the City's website as provided by the Home Rule Charter, and Public Hearing and consideration on final passage set for May 11, 2026, at 6:30 p.m., in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of ___ to ___, this 11th day of May 2026.

SIGNED by the Mayor on this _____ day of _____, 2026

_____

ATTEST: Korey Stites, Mayor

_____

Janeece Hoppe, City Clerk

Approved as to Form:

_____

Gerald E. Dahl, City Attorney

ATTACHMENT 1

First Publication: April 14, 2026
Second Publication: May 12, 2026
Effective Date: May 27, 2026

Published:
Jeffco Transcript and www.ci.wheatridge.co.us

CASE NUMBER: WZ-26-01
DATE: March 19, 2026

PLANNING COMMISSION STAFF REPORT

A REQUEST FOR APPROVAL OF A REZONING OF PROPERTY LOCATED AT 3338 DEPEW STREET FROM RESIDENTIAL-THREE (R-3) TO RESIDENTIAL-ONE C (R-1C) (CASE NO. WZ-26-01)

☒PUBLIC HEARING
☒QUASI-JUDICIAL
☐LEGISLATIVE

☒RECOMMENDATION TO CITY COUNCIL
☐FINAL ACTION BY PLANNING COMMISSION

ENTER INTO RECORD:

☒CASE FILE AND PACKET MATERIALS
☒ZONING ORDINANCE
☒COMPREHENSIVE PLAN
☒DIGITAL PRESENTATION

JURISDICTION:

All notification and posting requirements have been met; therefore, there is jurisdiction to hear this case.

ACTION REQUESTED:

A request by Betsy Lawton for approval of a zone change from Residential-Three (R-3) to Residential-One C (R-1C) for a single-unit dwelling at 3338 Depew Street.

BACKGROUND:

Existing Conditions

The property is located on the east side of Depew Street between W. 33rd Avenue and W. 35th Avenue (Exhibit 1, Location Map). The site is legally described as Lots 19 and 20, Block 8, Columbia Heights, and contains approximately 5,892 square feet (0.135 acres). It is currently developed with a single-unit dwelling and an accessory dwelling unit (ADU), both of which are proposed to be demolished to accommodate construction of a new single-unit home.

Surrounding zoning includes Residential-One C (R-1C) to the north, south, and east, and Residential-One (R-1) to the west (Exhibit 2, Zoning Map). Adjacent properties to the north, south, and east are residential in character, while the property to the west is Panorama Park.

Although the existing R-3 zoning permits single-unit detached dwellings, the subject property does not meet the district's minimum lot standards, and the required setbacks are not consistent with those of the surrounding residential properties. Rezoning is therefore necessary to bring the site into conformance and facilitate redevelopment that is compatible with the established neighborhood pattern.

The existing zoning on the subject property and in the neighborhood relate to a legislative zone change from 30 years ago. In September 1996, City Council approved a city-initiated rezoning of properties generally located between W 32nd Avenue and W 38th Avenue, and Sheridan Boulevard and Pierce Street (Exhibit 7, City Council Minutes 9/9/1996). The ordinance specifically exempted existing two-family dwellings from the zone change to avoid creating nonconforming situations. Because 3338 Depew Street has two units (a single-unit dwelling with an accessory dwelling unit), it was identified as an exempt property in the Council's motion.

Now that ADUs are permitted in Wheat Ridge as an accessory use to a single-unit home, the property is more conforming under R-1C than R-3 in regards to its dimensions and land use.

Process

Rezonings require public hearings before the Planning Commission and City Council. The Planning Commission makes a recommendation to the City Council, and the City Council will render a final decision.

ANALYSIS OF REQUEST:

Proposed Zoning

The applicant is requesting a zone change from R-3 to R-1C. The Residential-One C (R-1C) zone district is intended to provide high-quality, safe, quiet, and stable medium-density single-unit residential neighborhoods, while prohibiting uses that are incompatible with the established residential character. Permitted uses in the R-1C district are limited primarily to single detached dwellings and customary residential accessory uses, including ADUs.

The requested rezoning to R-1C would align the subject property with the zoning pattern of the surrounding properties to the north, south, and east, all of which are currently zoned R-1C. The applicant is seeking this change to facilitate the redevelopment of the site with a single detached dwelling that can meet the dimensional standards and setbacks consistent with adjacent properties, thereby ensuring compatibility with the existing neighborhood context and development pattern.

The following table compares the existing and proposed zoning for the property, with standards for new development or major additions.

Developmental Standards	Current Zoning Residential-Three (R-3)	Proposed Zoning Residential-One C (R-1C)
Maximum Building Height	35'	35'
Maximum Building Coverage	40%	40%
Minimum Lot Area	7,500 Square Feet	5,000 Square Feet
Minimum lot width	60 Feet	50 Feet
SETBACKS Front Side Rear	 25 Feet 5 Feet 10 Feet	 20 Feet 5 Feet 5 Feet

ZONE CHANGE CRITERIA

Staff have provided an analysis of the zone change criteria outlined in Section 26-112.E. The applicant also provided a response to the criteria (Exhibit 5, Applicant Letter of Request). The Planning Commission shall base its recommendation on consideration of the extent to which the following criteria have been met:

1. **The change of zone promotes the health, safety, and general welfare of the community and will not result in a significant adverse effect on the surrounding area.**

   The proposed change of zoning is consistent with the character of the surrounding area and is designed to promote the health, safety, and general welfare of the community. It will not result in any significant adverse effects on adjacent properties or the surrounding neighborhood. The redevelopment under the proposed zoning aligns with the patterns of nearby properties, ensuring compatibility and consistent zoning.

   Staff conclude that this criterion has been met.

2. **Adequate infrastructure/facilities are available to serve the types of uses allowed by the change of zone, or the applicant will upgrade and provide such where they do not exist or are under capacity.**

   The site is currently developed with a single-unit detached dwelling and an accessory dwelling unit, both of which are served by existing utility connections. As a result, the proposed redevelopment would not require any additional public infrastructure beyond what is already in place.

   Staff conclude that this criterion has been met.

ATTACHMENT 2

3. The Planning Commission shall also find that at least one (1) of the following conditions exists:

a. The change of zone is in conformance, or will bring the property into conformance, with the City of Wheat Ridge comprehensive plan goals, objectives and policies, and other related policies or plans for the area.

The proposed rezoning would bring the subject site into better alignment with the goals of the City Plan. Specifically, Action Item H2.4 calls for assessing the zoning map to determine whether updates are needed. The subject property is smaller than typically envisioned for the R-3 district and does not match the zoning designation of the surrounding properties.

In addition, the site does not meet several of the dimensional standards of the existing R-3 zone district, including minimum lot size and minimum lot width requirements. Application of the R-3 front and rear setback standards would also result in a building placement that is inconsistent with the established pattern of development on adjacent properties. As a result, redevelopment under the current zoning would likely create a legal nonconforming situation and a project that does not fit the surrounding context. Rezoning to a more compatible district would correct these inconsistencies and better reflect the character of the neighborhood.

As noted above, because the municipal code now allows ADUs, the property would be more conforming under R-1C than R-3 in regards to both dimensions and its current land use.

Staff conclude that this criterion has been met.

b. The existing zone classification currently recorded on the official zoning maps of the City of Wheat Ridge is in error.

Staff is unable to find evidence that the zoning of this property is an error in the zoning map.

Staff conclude that this criterion is not applicable.

c. A change of character in the area has occurred or is occurring to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changing character of the area.

The intent statement of the R-3 zone district is: “This district is established to provide high quality, safe, quiet and stable medium- to high-density residential neighborhoods, and to prohibit activities of any nature which are incompatible with the medium- to high-density residential character.” The subject property and the

surrounding area are developed with single-unit detached dwellings on relatively small lots, reflecting a low- to medium-density residential pattern rather than the medium- to high-density character contemplated by the R-3 district.

In practice, the size and configuration of the subject site would not support development at a higher density, and it could not reasonably be developed with more than one detached dwelling and customary accessory structures, which are permitted under the proposed R-1C zoning. As such, the existing R-3 designation does not align with the established neighborhood character or the realistic development potential of the property, whereas the proposed R-1C zoning more accurately reflects the current and intended use of the site.

Staff conclude that this criterion has been met.

d. The proposed rezoning is necessary to provide for a community need that was not anticipated at the time of the adoption of the City of Wheat Ridge comprehensive plan.

The rezoning aligns with the recently adopted City Plan.

Staff conclude that this criterion is not applicable.

Staff conclude that the criteria used to evaluate zone change support this request.

NEIGHBORHOOD MEETING & PUBLIC INPUT:

Pursuant to Section 26-109 of the Code of Laws, the applicant notified all property owners and residents within 1,000 feet of the site of the neighborhood meeting. Neighborhood meetings are required prior to the submission of an application for a zone change.

The neighborhood input meeting was held on December 30, 2026. Four members of the public attended the meeting in addition to the applicant and staff. A full summary of the meeting is attached in Exhibit 6.

Public notice is required prior to public hearings. If any comments are provided prior to the Planning Commission public hearing on March 19, they will be entered into the record and distributed to Commissioners at the public hearing. Comments collected on Wheat Ridge Speaks will also be reviewed by Planning Commissioners and entered into the public record.

ATTACHMENT 2

REFERRAL:

There were no concerns expressed by internal departments including the City of Wheat Ridge Engineering Division, Public Works, Building Division.

All affected service agencies were contacted for comment on the rezoning and concept plan, specifically regarding the ability to serve the property. Referral responses from service districts follow:

Wheat Ridge Water District: Can serve subject to district requirements. Coordination will continue through development.

Wheat Ridge Sanitation District: Can serve subject to district requirements. Coordination will continue through development.

West Metro Fire Protection District: No objections. Coordination will continue through development.

Xcel Energy: Can serve subject to district requirements. Coordination will continue through development.

Comcast Cable/Xfinity: No comments provided. Coordination will continue through development.

Century Link/Lumen: No objections. Coordination will continue through development.

STAFF CONCLUSIONS AND RECOMMENDATION:

Staff have concluded that the proposed rezoning is consistent with the zone change criteria and recommend approval of the application.

RECOMMENDED MOTION:

"I move to recommend APPROVAL of Case No. WZ-26-01, a request for approval of a zone change from Residential-Three (R-3) to Residential-One C (R-1C) at 3338 Depew Street for the following reasons:

1. The proposed zone change will promote the public health, safety, or welfare of the community and does not result in an adverse effect on the surrounding area.

2. Utility infrastructure adequately services the property.

3. The proposed zone change is consistent with the goals and objectives of the City's adopted plans and policies.

ATTACHMENT 2

4. The R-1C zoning is more appropriate than R-3 given the size of the subject property, the land use on the subject property, and the predominant land use in the surrounding area.

5. The criteria used to evaluate a zone change supports the request.

Or,

"I move to recommend DENIAL of Case No. WZ-26-01, a request for approval of a zone change from Residential-Three (R-3) to Residential-One C (R-1C) at 3338 Depew Street for the following reasons:

1.
2.
3. …"

REPORT PREPARED/REVIEWED BY:

Chris Masar, Planner II
Jana Easley, Planning Manager
Lauren Mikulak, Community Development Director

EXHIBITS:

1. Location map as aerial photograph of site
2. Zoning map
3. Comprehensive plan excerpts
4. Survey
5. Applicant letter of request and response to rezoning criteria
6. Neighborhood meeting summary
7. City Council Minutes 9/9/1996

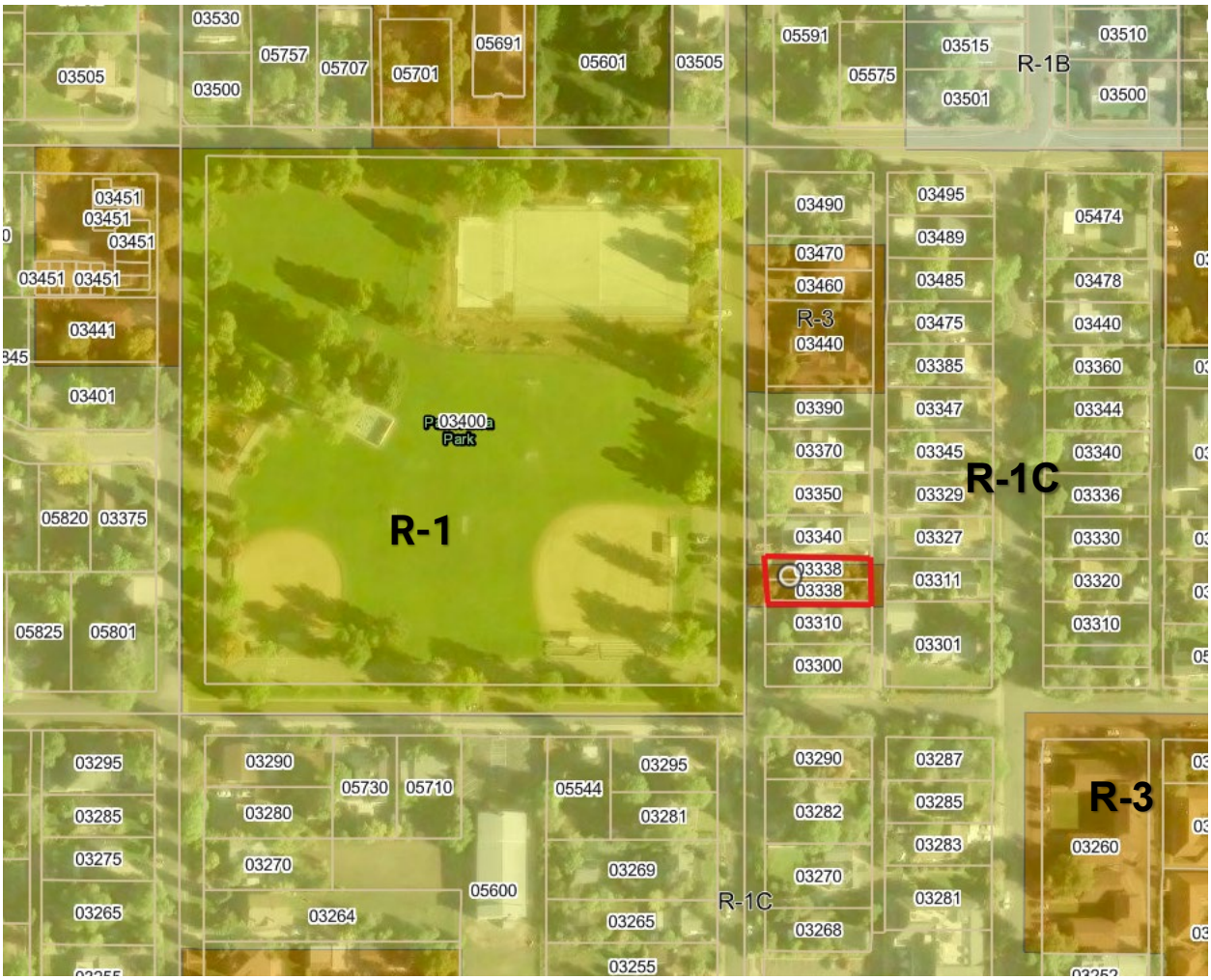
ATTACHMENT 2

EXHIBIT 1: LOCATION MAP AS AERIAL PHOTOGRAPH OF SITE



ATTACHMENT 2

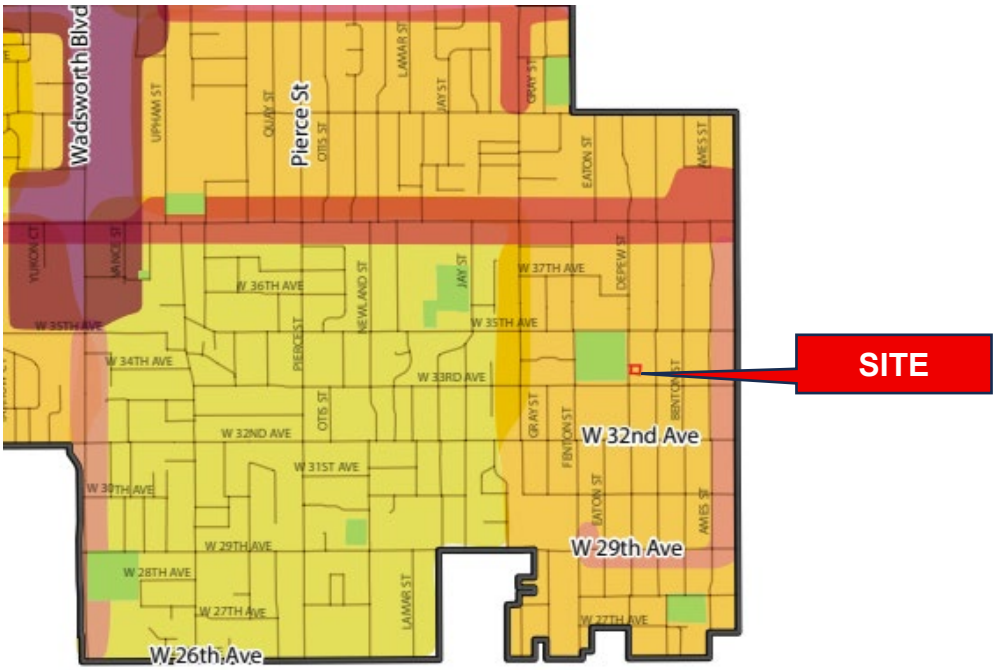
EXHIBIT 2: ZONING MAP

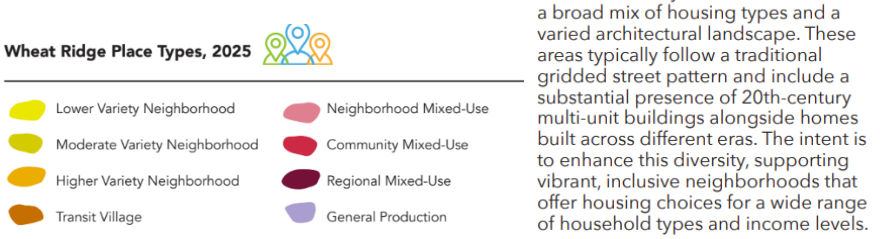


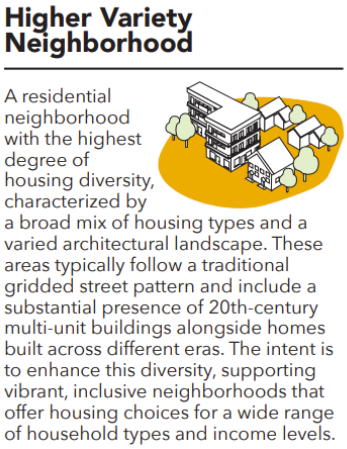
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ATTACHMENT 2

EXHIBIT 3: CITY PLAN EXCERPTS

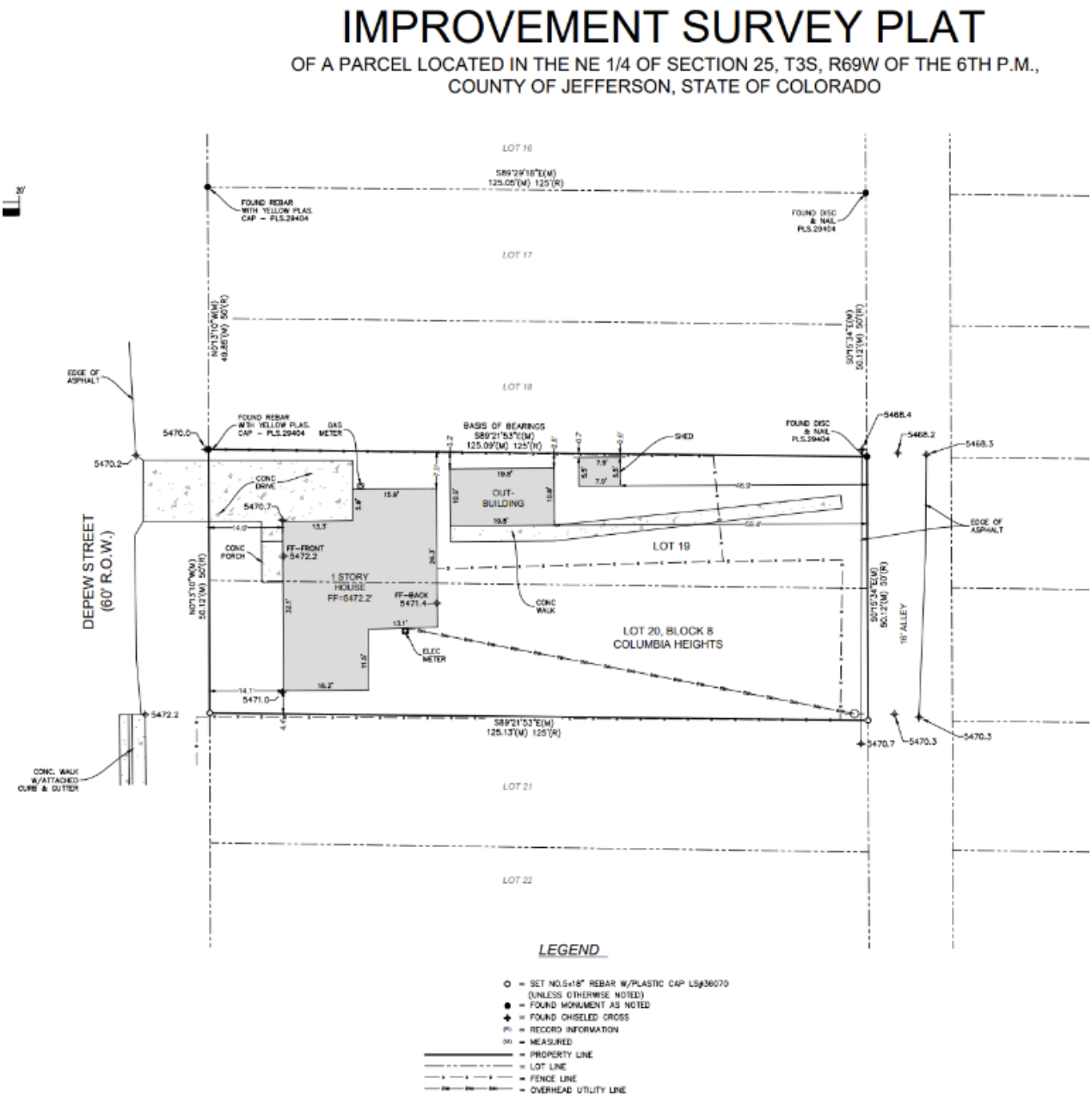






ATTACHMENT 2

EXHIBIT 4: SURVEY



ATTACHMENT 2

EXHIBIT 5: APPLICANT LETTER OF REQUEST AND RESPONSE TO REZONING CRITERIA

archileaf
ARCHITECTS | CONSULTANTS

January 6, 2026

Project Narrative

Project: 3338 Depew Street Rezoning
Address: 3338 Depew Street
Wheat Ridge, CO 80212
Application Reference: PRE-25-22

To Whom it May Concern:

The purpose of this rezoning request is to rezone the property located at 3338 Depew Street from Residential-Three (R-3) to Residential-One C (R-1C) to match the adjacent R-1C zoning currently present to the north and south, and to bring the site into full compliance with lot size requirements. We believe the existing R-3 zoning designation was due to two residences existing on the lot. R-1C zoning would be more consistent with the neighborhood context for minimum lot area and minimum width requirements. Currently the lot does not conform to the R-3 area minimum of 7,500 SF as the current lot is only 6,250 SF. Also, the lot width is currently 50-feet and the minimum lot width for R-3 is 60-feet.

The Owner intent following the rezoning approval is to maintain the single-family residence use on the site, demolish the existing structure, and rebuild a new single-family residence in conformance with R-1C standards. The requested rezone would allow the owner to have a similar front setback of 20-feet as their neighbors. Additionally, the rear setback of 5-feet would be consistent with their adjacent neighbors.

Per Wheat Ridge's Municipal Code, Section 26-112.E, the following criteria will be met:

1. The change of zone promotes the health, safety, and general welfare of the community by limiting street traffic to this primarily single-family residential street. A reduction from the R-3 zone district to the R-1C also aligns with the existing neighborhood context and setbacks, which makes for a safer street condition as all neighbors have equal opportunity to view vehicle and pedestrian activities on the street. If the R-3 setback was enforced for this lot, the building would be setback 5' further from the street than its neighbors. Additionally, no significant adverse effects will be created from this zone change, for example no additional demands on utilities, fire or police services will be required.
2. Adequate infrastructure/ facilities are available to serve the R-1C uses simply by reducing the zoning from R-3 to R-1C and thus reducing the demands. The R-3 zone district as a medium to high-density residential neighborhood is not appropriate for this lot as it is under the minimum lot area of 7,500 SF.
3. (a) The change of zone will bring the property into conformance with the City of Wheat Ridge comprehensive plan goal of "Thoughtful Placemaking" as it will align with the neighborhood context of R-1C zoned lots. Changing this R-3 zone lot to R-1C celebrates this residential neighborhood and further adds to its physical character by allowing the new development to align to existing setbacks of the adjacent neighbors.

Thank you,

Cameron C. Kruger, AIA
President | Architect
ckruger@archileaf.com
720.633.0324

ATTACHMENT 2

EXHIBIT 6: NEIGHBORHOOD MEETING SUMMARY

City of Wheat Ridge
COMMUNITY DEVELOPMENT

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:	December 30, 2025
Attending Staff:	Chris Masar, Planner II
Location of Meeting:	Virtual (Zoom)
Property Address:	3338 Depew Street
Property Owner(s):	TM DEVELOPMENT LLC
Property Owner(s) Present?	No
Applicant:	Cameron Kruger, Architect
Applicant Present?	Yes
Existing Zoning:	Residential-3 (R-3)
Existing Comp. Plan:	Higher Variety Neighborhood

Existing Site Conditions
The property is located north of W 33rd Avenue, between Depew Street and Chase Street. This property is zoned Residential-3 (R-3). Adjacent properties to the north, south, and east are zoned R-1C. To the west is Panorama Park, which is zoned R-1. The predominant land use surrounding the site is single-unit residential.

According to the Jefferson County Assessor, the site is comprised of two lots totaling approximately 5,892 square feet (.135 acres) in size.

Applicant/Owner Preliminary Proposal
The applicant proposes to rezone the property from R-3 to R-1C in order to build a single-unit dwelling, located at 3338 Depew Street. The rezoning will better align the subject site with the context and character of the surrounding properties.

Summary of the Neighborhood Meeting
- In addition to the applicant team and staff, four members of the public attended the neighborhood meeting according to the participant list below.
- Staff discussed the site, its zoning and the requirements of a Zone Change.
- The applicant and members of the public were informed of the process for the Zone Change.

ATTACHMENT 2

- The members of the public were informed of their opportunity to make comments during the process and at public hearings.
- Three members of the public spoke at the meeting, Ryan Winky, Glen Hyatt, and Joanne Brookman.
- The members of the public were in overall support of the proposal.
- Where is the site located?
  Applicant and Staff: The subject site is located on Depew Street, north of W 33rd Avenue, and east of Panarama Park.
- What is the size of the proposed dwelling?
  Applicant: They currently do not know the size of the house they will be building on this site. They referenced the new dwelling under construction directly north of the subject site, and stated that it will likely be a similar size to this structure.
- What is the maximum height allowance of the building?
  Applicant: The maximum building height for both the current and proposed zone district is 35', so there will not be a change in what could be built today.
- What is the general timeline for this property to be rezoned?
  Staff: The rezoning process typically takes between 3-4 months since two public hearings are required.
- Are there architectural standards for new homes?
  Staff: The city does not regulate architectural/aesthetics for single-unit dwellings. The architectural standards we have in place are for commercial and mixed-use developments, so it would not apply to this case.

Participant List

Attendees		
1	Chris Masar	City of Wheat Ridge
2	Cameron Kruger	Architect for Applicant
3	Betsy Lawton	Applicant Team
4	Ryan Winkle	Neighbor
5	Glen Hyatt	Neighbor
6	Van Wedgewood	Neighbor
7	Joanne Brookman	Neighbor

ATTACHMENT 2

EXHIBIT 7: CITY COUNCIL MINUTES SEPTEMBER 9, 1996

CITY COUNCIL MINUTES

CITY OF WHEAT RIDGE, COLORADO
7500 W. 29th Avenue, Municipal Building

September 9, 1996

Item 2. Council Bill 40 - An ordinance providing for the approval of rezoning from Residential-Three (R-3) to Residential-Two (R-2) and Residential-One C (R-1C) properties generally located between West 32nd Avenue on the South, West 38th Avenue on the North, Sheridan Blvd on the East, and Pierce Street on the West., City of Wheat Ridge, State of Colorado

Council Bill 40 was introduced on second reading by Mr DiTullio, title read by the Clerk; Ordinance No 1043 assigned

Glen Gidley presented the staff report.

James Meeker, 3690 Eaton Street, spoke in favor of down-zoning

Dana Prehn, 3701 Depew Street, owns the L-shaped property pointed out on the map and respectfully requested that his property be exempted from the rezoning

Cheryl Brungardt, 5621 West 36th Place, complained about all the cars parked outside the previous speakers property; is in favor of down-zoning, asked that his property not be exempted from rezoning

H. M. Hubbard, 3245 Newland Street, spoke in support of the Ordinance

Helena Prehn, 3701 Depew Street, wants her property stay zoned R-3

Patty Gatsiospolis, 3685 Ames Street, asked how her property would be affected. Answer was that this would remain R-3 and is exempted from the Ordinance

Susan Seeds, is in favor of down-zoning

Janet Prehn also wants to retain the R-3 zoning for the Prehn property

Motion by Mr DiTullio for adoption of Council Bill 40 (Ordinance 1043), which includes Exhibit A, on second reading I further move to exclude those existing two-family dwellings which would become nonconforming if rezoned to R-2, as detailed by the staff report. Those addresses are 3650 and 3690 Pierce Street; 6790, 6778, and 6754 West 37th Avenue, 3740, 3745 and 3765 Marshall Street; 3295 Gray Street; 3222 Gray Street; 5785 West 32nd Avenue, 5705 West 35th Avenue, 3338, 3470, 3460 & 3697 Depew Street; 5600 West 36th Place, 3292 Ames Street, 3735 and 3755 Benton Street; 3701 Sheridan Blvd , 6630 and 6600 West 38th Avenue, 3695 Harlan Street. I further move to rezone all the Davis property, approximately 3709 Jay Street, to R-1 C; I further move that this Ordinance take effect immediately upon passage, seconded by Mrs Shaver; carried 8-0

PLANNING COMMISSION
Draft Minutes of Meeting
March 19, 2026

CALL THE MEETING TO ORDER

The meeting was called to order by Vice Chair DISNEY at 6:30 p.m. This meeting was held in person and virtually, using Zoom video-teleconferencing technology.

1. ROLL CALL OF MEMBERS

Commission Members Present:	Kristine Disney Jennifer Gibbs Daniel Graeve Simon McGowan Anna Sparks
Commission Members Absent:	Krista Holub Michael Moore Syrma Quinones
Staff Members Present:	Jana Easley, Planning Manager Chris Masar, Planner II Tammy Odean, Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. APPROVE ORDER OF THE AGENDA

It was moved by Commissioner SPARKS and seconded by Commissioner GRAEVE to approve the order of the agenda as amended. Motion approved 5-0.

4. APPROVAL OF MINUTES – February 19, 2026

It was moved by Commissioner SPARKS and seconded by Commissioner GRAEVE to approve the minutes of February 2, 2026, as written. Motion carried 3-0-2 with Commissioners GIBBS and MCGOWEN abstaining.

5. PUBLIC FORUM (This is the time for any person to speak on any subject not appearing on the agenda.)

No one wished to speak at this time.

6. PUBLIC HEARING

A. **<u>Case No. WZ-26-1</u>:** an application filed by Betsy Lawton for approval of a rezone from Residential-Three (R-3) to Residential-Once C (R-1C) to match the surrounding properties and to reduce front and rear setbacks for a new detached single dwelling located at 3338 Depew Street.

Vice Chair DISNEY opened the public hearing.

Mr. Masar gave a short presentation regarding the zone change and the application. He entered into the record the contents of the case file, packet materials, the zoning ordinance, and the contents of the digital presentation, and amended the staff report to address the updated Case No. from WZ-25-02 to WZ-26-1.He stated the public notice and posting requirements have been met, therefore the Planning Commission has jurisdiction to hear this case.

Public Comment

No one wished to speak at this time.

Vice Chair DISNEY closed the public hearing.

It was moved by Commissioner SPARKS and seconded by Commissioner GRAEVE to recommend APPROVAL of Case No. WZ-26-1, a request for approval of a zone change from Residential-Three (R-3) to Residential-Once C (R-1C) at 3338 Depew Street for the following reasons:

1. **The proposed zone change will promote the public health, safety, or welfare of the community and does not result in an adverse effect on the surrounding area.**
2. **Utility infrastructure adequately services the property.**
3. **The proposed zone change is consistent with the goals and objectives of the City's adopted plans and policies.**
4. **The R-1C zoning is more appropriate than R-3 given the size of the subject property, the land use on the subject property, and the predominant land use in the surrounding area.**
5. **The criteria used to evaluate a zone change support the request.**

Commissioner SPARKS commented that she appreciates seeing property owners renewing and refreshing items that looked worn which improves the community.

Commissioner GRAEVE thanked staff for the report and welcomed Mr. Masar.

Motion carried 5-0.

7. OLD BUSINESS

8. NEW BUSINESS

A. Election of Chair and Vice Chair

Ms. Easley gave a brief explanation of the voting process, then Commissioner DISNEY was voted in as Chair and Commissioner GRAEVE was voted in at Vice Chair.

B. Upcoming Dates

Ms. Easley reported upcoming meeting dates of April 2nd and April 16th, have no items currently scheduled for either hearing. She also mentioned that Attorney training with City Attorney Jerry Dahl was scheduled for June 4th, beginning at 6:00 p.m. with dinner in the lobby conference room followed by formal training in Council Chambers.

C. Project and Development Updates

D. Commissioner Updates

Both Commissioners MCGOWEN and GIBBS were welcomed by Chair DISNEY and asked to tell a little about themselves.

Commissioner MCGOWEN mentioned he is a longtime resident of Wheat Ridge and even graduated from Wheat Ridge High School. He lives here with his family and recently bought a franchise business.

Commissioner GIBBS mentioned she has lived in Wheat Ridge for 3 years and is currently restoring it. She added she is in-house counsel for a land development company, with a background in risk management and construction.

Commissioner GRAEVE noted his appreciation for the improvements at Panorama Park, particularly the new tennis courts and basketball court that are getting heavy use and look very attractive.

10. ADJOURNMENT

It was moved by Commissioner SPARKS and seconded by Commissioner GIBBS to adjourn the meeting at 6:55 p.m. Motion approved 5-0.

_____	_____
Kristine Disney, Chair	**Tammy Odean, Recording Secretary**

ITEM NUMBER: 2
DATE: May 11, 2026

REQUEST FOR CITY COUNCIL ACTION

COUNCIL BILL NO. 10-2026

TITLE: AN ORDINANCE AMENDING THE WHEAT RIDGE CODE OF LAWS CONCERNING VEHICULAR PUBLIC NUISANCE

☒PUBLIC HEARING
☐BIDS/MOTIONS
☐RESOLUTIONS

☐ORDINANCES FOR 1st READING
☒ORDINANCES FOR 2nd READING

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:
The Ordinance revises the definition of "vehicular public nuisance" to facilitate tow and impound of vehicles identified as having been used to elude or otherwise having been used in the commission of a crime.

PRIOR ACTION:
Council adopted Article V of Chapter 13 of the code in 2022, defining "vehicular public nuisance" and empowering the Municipal Court to issue temporary restraining orders to have motor vehicles towed and impounded.

City Council approved this ordinance on first reading on April 13, 2026. A motion was made by Councilmember Larson and seconded by Councilmember Okada and was approved by a vote of 5 to 0.

FINANCIAL IMPACT:
None

BACKGROUND:
The 2022 ordinance defining "vehicular public nuisance" has been used effectively to address street racing. However, in practice, it has not been available to tow and impound vehicles which have been used to elude a police office or for other crimes. The Police Department reports that this issue is significant. In 2024, there were 111 incidents of this nature, in 2025, 59 incidents, and so far, this year there have been 14 incidents.

This ordinance amends the definition of "vehicular public nuisance" to address this issue,

while also removing any requirement that identification of the driver be a precondition to tow and impound. This to address the fact that the enforcement tool can be used with respect to the vehicle, not any single driver.

RECOMMENDED MOTION:

"I move to approve Council Bill No. 10-2026, an ordinance amending the Wheat Ridge Code of Laws concerning vehicular public nuisance and that it take effect upon adoption at second reading as provided by Section 5.11 of the Charter."

Or,

"I move to postpone indefinitely Council Bill No. 10-2026, an ordinance amending the Wheat Ridge Code of Laws concerning vehicle public nuisance, for the following reason(s)."

REPORT PREPARED/REVIEWED BY:

Gerald Dahl, City Attorney
Eric Kellogg, Division Chief
Patrick Goff, City Manager

ATTACHMENTS:

1. Council Bill No. 10-2026

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER LARSON
Council Bill No. 10
Ordinance No. 1843
Series 2026

TITLE: AN ORDINANCE AMENDING THE WHEAT RIDGE CODE OF LAWS CONCERNING VEHICULAR PUBLIC NUISANCE

WHEREAS, the City of Wheat Ridge (the "City") is a home rule municipality having all powers conferred by Article XX of the Colorado Constitution; and

WHEREAS, pursuant to its home rule authority and C.R.S. § 31-23-101, the City, acting through its City Council (the "Council"), is authorized to adopt ordinances for the protection of the public health, safety or welfare; and

WHEREAS, in the exercise of this authority, the City Council has previously adopted Ordinance No. 1737, Series 2022, which ordinance enacted Article V of Chapter 13 of the Wheat Ridge Code of Laws concerning vehicular public nuisances; and

WHEREAS, Article V addresses the threats to public safety arising from the operation of motor vehicles in various illegal and dangerous ways; and

WHEREAS, Article V further provides various remedies, but does not specifically address the ability of the police department to request tow and impound of vehicles known to have been used in eluding or attempting to elude a peace officer; and

WHEREAS, the City Council finds that revising the definition of vehicular public nuisances will enhance public safety by removing such vehicles from circulation, will serve as a deterrent to future use of vehicles for eluding, will aid in the preservation of evidence and aid investigation of crimes committed in association with such vehicles, and enhance efficiency in the use of police officer time.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:

Section 1. The definition of "Vehicular public nuisance" in Section 13-81 of the Wheat Ridge Code of Laws is hereby amended as follows:

(a) *Vehicular public nuisance* means any motor vehicle used to commit, conduct, promote, facilitate or aid in the commission of illegal street racing activity. For purposes of this section the underlying criminal or traffic violation forming the basis of the illegal street racing activity shall have the same definition as that contained in the pertinent section(s) of the Colorado Revised Statutes

(C.R.S.), as amended, the pertinent section(s) of this Code as amended, the pertinent section(s) of this article, or the pertinent section(s) of the Model Traffic Code as amended. Evidence of the existence of a vehicular public nuisance shall include, but not be limited to, evidence that the motor vehicle was used in one (1) or more of the following street racing related illegal activities:

(1) All acts defined as illegal street racing in this article;

(2) Careless driving as prohibited in Model Traffic Code section 1402 and/or C.R.S. 42-4-1402;

(3) Eluding or attempting to elude a police officer as prohibited in Model Traffic Code section 1413 and/or C.R.S. 42-4-1413;

(4) Vehicular eluding as prohibited in C.R.S. 18-9-116.5;

(5) Minimum speed regulations as described in Model Traffic Code section 1103 and/or C.R.S. 42-4-1103;

(6) Obstructing highways or other passageways as prohibited in C.R.S. 18-9-107;

(7) Reckless driving as prohibited in Model Traffic Code section 1401 and/or C.R.S. 42-4-1401;

(8) Speed contests—speed exhibitions—aiding and facilitating as prohibited in Model Traffic Code section 1105 and/or C.R.S. 42-4-1105;

(9) Trespassing as prohibited in Code section 16-46.

(b) *VEHICULAR PUBLIC NUISANCE* ALSO INCLUDES ANY MOTOR VEHICLE REASONABLY IDENTIFIED BY A POLICE OFFICER HAVING PROBABLE CAUSE TO BELIEVE THE VEHICLE HAS BEEN USED IN THE COMMISSION OF A CRIME, OR HAS BEEN OTHERWISE IDENTIFIED, INCLUDING BUT NOT LIMITED TO:

(1) ELUDING OR ATTEMPTING TO ELUDE A POLICE OFFICER UNDER MODEL TRAFFIC CODE SEC.14.13 AND/OR CRS 42-4-1413;

(2) ELUDING AS PROHIBITED BY CRS 18-9-116.5; OR

(3) HAS BEEN IDENTIFIED BY A POLICE OFFICER AS A VEHICLE SUBJECT TO AN ATTEMPT TO LOCATE (ATL) REPORT.

Section 2. Section 13-84(a) of the Code of Laws is amended to read:

(a) If the chief of police finds and determines upon probable cause that a vehicle is a nuisance vehicle and that ~~the driver's~~ continued use of the vehicle would cause a threat to public health, safety, and welfare; the chief of police may immediately seize the vehicle at the time of the offense without prior notice to the record owner.

Section 3. Severability, Conflicting Ordinances Repealed. If any section, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 4. Effective Date. This Ordinance shall take effect upon adoption at second reading as provided by Section 5.11 of the Charter.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of 5 to 0 on this 27th day of April 2026, ordered published in full on the City's website as provided by the Home Rule Charter, and Public Hearing and consideration on final passage set for May 11, 2026, at 6:30 p.m., in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of ___ to ___, this ____ day of _____2026.

SIGNED by the Mayor on this ____ day of _____, 2026.

_____

Korey Stites, Mayor

ATTEST:

_____

Janeece Hoppe, City Clerk

Approved as to Form:

_____

Gerald E. Dahl, City Attorney

First Publication: April 28, 2026
Second Publication: May 12, 2026
Effective Date: May 11, 2026

Published:
Jeffco Transcript and www.ci.wheatridge.co.us

ITEM NUMBER: 3
DATE: May 11, 2026

REQUEST FOR CITY COUNCIL ACTION

RESOLUTION NO. 23-2026

TITLE: A RESOLUTION IN OPPOSITION TO HOUSE BILL 26-1114 PROHIBITING CITIES FROM REQUIRING MINIMUM LOT SIZES

☐PUBLIC HEARING
☐BIDS/MOTIONS
☒RESOLUTIONS

☐ORDINANCES FOR 1st READING
☐ORDINANCES FOR 2nd READING

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

House Bill 26-1114 would limit municipal authority over local land use by prohibiting cities from requiring minimum lot sizes greater than 2,000 square feet for certain residential development. The City Council is being asked to consider adopting a formal position opposing the bill, based on concerns that it would preempt local zoning authority, conflict with Wheat Ridge's adopted plans and community-driven policies, and impose a one-size-fits-all approach to land use regulation across diverse communities.

PRIOR ACTION:

On September 16, 2024, City Council discussed the development of a comprehensive legislative advocacy program that included the use of advocacy position resolutions (APRs) to formally communicate the City's positions on legislation impacting municipalities. The Council supported the creation of a Legislative Committee to review pending legislation and recommend advocacy positions for City Council consideration.

On February 9, 2026, City Council adopted the 2026 Legislative Agenda.

FINANCIAL IMPACT:

The proposed advocacy position does not have a direct fiscal impact. However, HB26-1114 could create long-term infrastructure and planning impacts related to land use regulations and neighborhood development patterns.

BACKGROUND:

As part of the City's legislative advocacy strategy, the Legislative Committee reviews legislation that may significantly impact Wheat Ridge operations, finances, policy priorities, or local authority.

When appropriate, the Committee may recommend that City Council adopt advocacy position resolutions supporting or opposing legislation before the Colorado General Assembly.

The Committee has identified four bills during the 2026 legislative session that warrant consideration due to their potential impacts on municipal governance, transportation safety, parks funding, and local land use authority.

HB26-1114 — Allowed Minimum Lot Size for Subject Jurisdiction

HB26-1114 would prohibit municipalities, beginning October 1, 2031, from requiring minimum lot sizes larger than 2,000 square feet for certain single-family residential uses and would restrict local dimensional standards that could prevent development on those lots.

Wheat Ridge has invested significant community engagement and planning efforts into long-term housing and land use strategies through the City Plan, Prosperity Plan, and Affordable Housing Action Plan. These efforts reflect community input, infrastructure considerations, neighborhood character, environmental constraints, and broader planning objectives unique to Wheat Ridge.

The 2026 Legislative Agenda includes language in the Community Development focus area that opposes statewide mandates that impose one-size-fits-all changes to local land use laws, zoning ordinances, or density requirements.

While the City remains committed to expanding housing opportunities and addressing affordability challenges, the Committee is concerned that HB26-1114 would significantly limit municipal authority over local zoning and land use decisions. The Committee believes land use regulations are best determined at the local level through collaboration between residents, elected officials, planners, and community stakeholders.

The Committee recommends opposition to HB26-1114 due to concerns regarding erosion of local control over land use planning and development standards.

RECOMMENDATIONS:

The Legislative Committee recommends the following advocacy position to City Council: Oppose HB26-1114 — Allowed Minimum Lot Size for Subject Jurisdiction.

RECOMMENDED MOTION:

"I move to approve Resolution No. 23-2026, a resolution in opposition of House Bill 26-1114 prohibiting cities from requiring minimum lot sizes."

Or,

"I move to postpone indefinitely Resolution No. 23-2026, a resolution in opposition of House Bill 26-1114 prohibiting cities from requiring minimum lot sizes for the following reason(s)."

REPORT PREPARED/REVIEWED BY:

Amanda Harrison, Communications and Engagement Manager
Marianne Schilling, Deputy City Manager
Patrick Goff, City Manager

ATTACHMENTS:

1. Resolution No. 23-2026

CITY OF WHEAT RIDGE, COLORADO

RESOLUTION NO. 23

SERIES OF 2026

TITLE: A RESOLUTION IN OPPOSITION TO HOUSE BILL 26-1114 PROHIBITING CITIES FROM REQUIRING MINIMUM LOT SIZES

WHEREAS, Wheat Ridge became a Home Rule municipality in 1976 and advocates for the protection of local control in decisions regarding zoning, licensing, taxation, public services and other municipal matters; and

WHEREAS, Wheat Ridge opposes any state mandate that would undermine local authority over zoning, land use, and self-determination in shaping the distinct character of our city; and

WHEREAS, Wheat Ridge residents and businesses informed the recently adopted City Plan, Prosperity Plan and Affordable Housing Action Plan, all of which integrate and affirm our long term, strategic commitment to addressing affordable housing; and

WHEREAS, House Bill 26-1114 would mandate local jurisdictions to allow a minimum lot size of 2,000 square feet for lots limited to single family homes; and

WHEREAS, House Bill 26-1114 disregards the local knowledge about history, geography, environmental considerations, and most importantly, the collaboration between city leadership and residents to shape local land use decisions; and

WHEREAS, Wheat Ridge City Council adopted the 2026 Legislative Agenda which opposes statewide mandates that impose one-size-fits-all changes to local land use laws, zoning ordinances, or density requirements.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wheat Ridge officially opposes, as introduced, House Bill 26-1114.

DONE AND RESOLVED this 11th day of May 2026

_____
Mayor Stites, Mayor

[SEAL]
ATTEST:

_____
Janeece Hoppe, City Clerk

ATTACHMENT 1

ITEM NUMBER: 4
DATE: May 11, 2026

REQUEST FOR CITY COUNCIL ACTION

RESOLUTION NO. 24-2026

TITLE: A RESOLUTION IN OPPOSITION TO SENATE BILL 26-117 PROPOSING NEW RESTRICTIONS ON HOW COLORADO LOTTERY TICKETS MAY BE SOLD

☐PUBLIC HEARING
☐BIDS/MOTIONS
☒RESOLUTIONS
☐ORDINANCES FOR 1st READING
☐ORDINANCES FOR 2nd READING

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

The Legislative Committee is requesting City Council consideration of an advocacy position regarding Senate Bill 26-117, Permissible Methods of Selling Lottery Tickets. The bill proposes new restrictions on how Colorado Lottery tickets may be sold, including limitations on modernization efforts such as online sales and updated payment methods. The Committee recommends that City Council adopt a position opposing SB26-117 to help protect essential funding for parks and outdoor infrastructure.

PRIOR ACTION:

On September 16, 2024, City Council discussed the development of a comprehensive legislative advocacy program that included the use of advocacy position resolutions (APRs) to formally communicate the City's positions on legislation impacting municipalities. The Council supported the creation of a Legislative Committee to review pending legislation and recommend advocacy positions for City Council consideration.

On February 9, 2026, City Council adopted the 2026 Legislative Agenda.

FINANCIAL IMPACT:

The proposed advocacy position does not have a direct fiscal impact. However, SB26-117 could negatively impact future Great Outdoors Colorado (GOCO) funding opportunities for parks, trails, and open space projects.

BACKGROUND:

As part of the City's legislative advocacy strategy, the Legislative Committee reviews legislation that may significantly impact Wheat Ridge operations, finances, policy priorities, or local authority.

When appropriate, the Committee may recommend that City Council adopt advocacy position resolutions supporting or opposing legislation before the Colorado General Assembly.

The Committee has identified four bills during the 2026 legislative session that warrant consideration due to their potential impacts on municipal governance, transportation safety, parks funding, and local land use authority.

SB26-117 — Permissible Methods of Selling Lottery Tickets

SB26-117 proposes restrictions on methods used to sell Colorado Lottery tickets, including limitations on modernization efforts such as online sales and modern payment methods.

Revenue generated through the Colorado Lottery provides constitutionally dedicated funding for Great Outdoors Colorado (GOCO), which supports parks, trails, open space preservation, and recreation infrastructure projects across the state. Wheat Ridge has benefited from GOCO-supported investments and partnerships that enhance public outdoor spaces and recreational amenities.

The 2026 Legislative Agenda includes specific language in the Parks and Recreation focus area that opposes initiatives that would reduce funding for parks and recreation projects from the Colorado Lottery or other state sources, as these funds are vital for maintaining and expanding parks and open spaces.

The Committee is concerned that restricting lottery sales methods could reduce long-term lottery revenue and consequently reduce available GOCO grant funding for municipalities. A reduction in GOCO funding could increase pressure on local governments to independently fund park improvements, trail systems, and open space projects.

The Committee recommends opposition to SB26-117 as introduced to protect long-term funding opportunities for parks and outdoor infrastructure.

RECOMMENDATIONS:

The Legislative Committee recommends the following advocacy positions to City Council: Oppose SB26-117 Permissible Methods of Selling Lottery Tickets.

RECOMMENDED MOTION:

"I move to approve Resolution No. 24-2026, a resolution in opposition to Senate Bill 26-

117 proposing restrictions on how Colorado Lottery tickets may be sold."

Or,

"I move to postpone indefinitely Resolution No. 24-2026, a resolution in opposition to Senate Bill 26-117 proposing restrictions on how Colorado Lottery tickets may be sold for the following reason(s)."

REPORT PREPARED/REVIEWED BY:

Amanda Harrison, Communications and Engagement Manager
Marianne Schilling, Deputy City Manager
Patrick Goff, City Manager

ATTACHMENTS:

1. Resolution No. 24-2026

CITY OF WHEAT RIDGE, COLORADO

RESOLUTION NO. 24

SERIES OF 2026

TITLE: A RESOLUTION IN OPPOSITION TO SENATE BILL 26-117 PROPOSING RESTRICTIONS ON HOW COLORADO LOTTERY TICKETS MAY BE SOLD

WHEREAS, Great Outdoors Colorado (GOCO) is constitutionally funded by proceeds from the Colorado Lottery, serving as the primary financial engine for the preservation, enhancement, and expansion of local parks, trails, and open spaces across the state, including vital community infrastructure here in the City of Wheat Ridge; and

WHEREAS, these funds provide essential capital that enables local governments to construct safe neighborhood playgrounds, expand accessible trail networks, and protect natural habitats, all of which directly contribute to the quality of life, economic vitality, and physical health of our residents; and

WHEREAS, in an era of increasingly constrained municipal and state budgets, local governments rely heavily on these dedicated grant partnerships to offset the massive financial burden of developing and maintaining outdoor public infrastructure without passing the entirety of those costs directly onto local taxpayers; and

WHEREAS, Senate Bill 26-117 proposes severe statutory restrictions on the permissible methods of selling Colorado Lottery tickets, specifically prohibiting modernization efforts such as online sales and the use of modern payment methods, which directly threatens to suppress revenue to Great Outdoors Colorado; and

WHEREAS, shrinking the pool of Great Outdoors Colorado grant funding available to municipalities would effectively act as a long-term defunding mechanism for local parks and shift an unsustainable financial burden back onto the City of Wheat Ridge to maintain its outdoors spaces; and

WHEREAS, Wheat Ridge City Council adopted the 2026 Legislative Agenda which opposes initiatives that would reduce funding for parks and recreation projects from the Colorado Lottery or other state sources, as these funds are vital for maintaining and expanding parks and open spaces.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wheat Ridge officially opposes, as introduced, Senate Bill 26-117 and urges the Colorado General Assembly to vote against its passage to protect the financial sustainability of Great Outdoors Colorado and municipal park infrastructure.

DONE AND RESOLVED this 11th day of May 2026

_____
Korey Stites, Mayor

[SEAL]

ATTEST:

_____
Janeece Hoppe, City Clerk

ITEM NUMBER: 5
DATE: May 11, 2026

REQUEST FOR CITY COUNCIL ACTION

RESOLUTION NO. 25-2026

TITLE: A RESOLUTION IN SUPPORT OF HOUSE BILL 26-1318 CONCERNING TRAFFIC SAFETY NEAR SCHOOLS

☐PUBLIC HEARING
☐BIDS/MOTIONS
☒RESOLUTIONS

☐ORDINANCES FOR 1st READING
☐ORDINANCES FOR 2nd READING

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

The Legislative Committee is requesting City Council consideration of an advocacy position on HB26-1318, a bill currently before the Colorado General Assembly that concerns traffic safety near schools. The proposed position aligns with the City's adopted legislative priorities, including public safety, local control, transportation safety, and protection of local funding sources. HB26-1318 would expand local authority to implement school-zone safety measures, and the Committee recommends that City Council formally support the legislation.

PRIOR ACTION:

On September 16, 2024, City Council discussed the development of a comprehensive legislative advocacy program that included the use of advocacy position resolutions (APRs) to formally communicate the City's positions on legislation impacting municipalities. The Council supported the creation of a Legislative Committee to review pending legislation and recommend advocacy positions for City Council consideration.

On February 9, 2026, City Council adopted the 2026 Legislative Agenda.

FINANCIAL IMPACT:

The proposed advocacy positions does not have a direct fiscal impact. However, HB26-1318 may provide additional tools for traffic enforcement and roadway safety improvements.

BACKGROUND:

As part of the City's legislative advocacy strategy, the Legislative Committee reviews legislation that may significantly impact Wheat Ridge operations, finances, policy priorities, or local authority.

When appropriate, the Committee may recommend that City Council adopt advocacy position resolutions supporting or opposing legislation before the Colorado General Assembly.

The Committee has identified four bills during the 2026 legislative session that warrant consideration due to their potential impacts on municipal governance, transportation safety, parks funding, and local land use authority.

HB26-1318 — Traffic Safety Near Schools

HB26-1318 expands and clarifies local authority related to school zone traffic safety measures. The bill would broaden school zone definitions, allow local governments greater flexibility in establishing school zone boundaries, permit designation of school streets, and reduce barriers related to the use of automated vehicle identification systems near schools.

The City has prioritized multimodal safety improvements and traffic calming measures near schools to better protect students, pedestrians, bicyclists, and other roadway users. The 2026 Legislative Agenda includes language in the Infrastructure and Transportation focus area that supports multimodal transportation that will expand mobility, reduce congestion, and encourage sustainable travel.

The Committee believes HB26-1318 would provide municipalities with greater flexibility to implement context-sensitive traffic safety improvements around schools while strengthening enforcement tools intended to improve driver behavior in high-pedestrian areas.

RECOMMENDATIONS:

The Legislative Committee recommends the following advocacy position to City Council: Support HB26-1318 Traffic Safety Near Schools.

RECOMMENDED MOTION:

"I move to approve Resolution No. 25-2026, a resolution in support of House Bill 26-1318 concerning traffic safety near schools."

Or,

"I move to postpone indefinitely Resolution No. 25-2026, a resolution in support of House Bill 26-1318 concerning traffic safety near schools for the following reason(s)."

REPORT PREPARED/REVIEWED BY:

Amanda Harrison, Communications and Engagement Manager
Marianne Schilling, Deputy City Manager
Patrick Goff, City Manager

ATTACHMENTS:

1. Resolution No. 25-2026

CITY OF WHEAT RIDGE, COLORADO

RESOLUTION NO. 25

SERIES OF 2026

TITLE: A RESOLUTION IN SUPPORT OF HOUSE BILL 26-1318 CONCERNING TRAFFIC SAFETY NEAR SCHOOLS

WHEREAS, Wheat Ridge is committed to ensuring safety for adults and children walking, bicycling, and driving near all schools; and

WHEREAS, establishing effective school zones, including public and private right of way, is essential for creating conditions necessary for safety; and

WHEREAS, Wheat Ridge supports removing barriers for right-of-way utilization and enacting local enforcement of traffic laws -- including the use of AVIS -- to promote safe travel behavior near schools; and

WHEREAS, House Bill 26-1318 enables local governments to implement tailored regulatory and enforcement measures governing safe travel within 1,000 feet of a school property boundary including closing streets, reducing speed limits, and suspending additional traffic provisions that endanger pedestrians, bicyclists, or micromobility users; and

WHEREAS, Wheat Ridge City Council adopted the 2026 Legislative Agenda which includes language in the Infrastructure and Transportation focus area that supports multimodal transportation that will expand mobility, reduce congestion, and encourage sustainable travel.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wheat Ridge officially supports, as introduced, House Bill 26-1318 and urges Colorado General Assembly to support its passage to ensure safe travel near schools.

DONE AND RESOLVED this 11th day of May 2026

_____
Korey Stites, Mayor

[SEAL]

ATTEST:

_____
Janeece Hoppe, City Clerk

ATTACHMENT 1

ITEM NUMBER: 6
DATE: May 11, 2026

REQUEST FOR CITY COUNCIL ACTION

RESOLUTION NO. 26-2026

TITLE: A RESOLUTION IN SUPPORT OF HOUSE BILL 26-1071 TO IMPLEMENT LOCAL GOVERNMENT VEHICLE IDENTIFICATION SYSTEMS ON INTERSTATE HIGHWAYS

☐PUBLIC HEARING
☐BIDS/MOTIONS
☒RESOLUTIONS
☐ORDINANCES FOR 1st READING
☐ORDINANCES FOR 2nd READING

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

The Legislative Committee is requesting City Council consideration of an advocacy position on HB26-1071, legislation before the Colorado General Assembly that would authorize municipalities to deploy automated vehicle identification systems on interstate highways within their jurisdiction. This request aligns with the City's adopted legislative priorities related to public safety, local control, transportation safety, and preservation of local funding sources. Adoption of an advocacy position would allow the City to formally communicate support for legislation that may enhance roadway safety and provide additional enforcement tools for high-risk interstate corridors.

PRIOR ACTION:

On September 16, 2024, City Council discussed the development of a comprehensive legislative advocacy program that included the use of advocacy position resolutions (APRs) to formally communicate the City's positions on legislation impacting municipalities. The Council supported the creation of a Legislative Committee to review pending legislation and recommend advocacy positions for City Council consideration.

On February 9, 2026, City Council adopted the 2026 Legislative Agenda.

FINANCIAL IMPACT:

The proposed advocacy position does not have a direct fiscal impact. However, HB26-1071 may provide additional tools for traffic enforcement and roadway safety improvements.

BACKGROUND:

As part of the City's legislative advocacy strategy, the Legislative Committee reviews legislation that may significantly impact Wheat Ridge operations, finances, policy priorities, or local authority.

When appropriate, the Committee may recommend that City Council adopt advocacy position resolutions supporting or opposing legislation before the Colorado General Assembly.

The Committee has identified four bills during the 2026 legislative session that warrant consideration due to their potential impacts on municipal governance, transportation safety, parks funding, and local land use authority.

HB26-1071 — Local Government Vehicle Identification System on Interstate Highway

HB26-1071 would authorize municipalities to deploy and operate automated vehicle identification systems (AVIS) on interstate highways within their jurisdiction.

Wheat Ridge experiences frequent high-speed crashes along the Interstate 70 corridor. Although the Colorado State Patrol has primary jurisdiction over interstate highways, the Wheat Ridge Police Department frequently responds to collisions and provides traffic control services due to staffing and availability limitations at the state level. These responses require significant staff time and resources.

In 2024, City Council approved deployment of AVIS technology on local streets as a strategy to reduce excessive speeding and improve roadway safety. Preliminary implementation efforts indicate the technology may help reduce dangerous driving behavior.

The 2026 Legislative Agenda includes language in the Public Safety focus area that supports the authorization of municipalities providing primary enforcement on state and federal highways, including the use of Automated Vehicle Identification Systems (AVIS) to reduce speeding and accidents, and to ensure local departments are compensated for these responsibilities.

Currently, municipalities are prohibited from using AVIS technology on interstate highways under state law. HB26-1071 would provide local governments with an additional enforcement and traffic safety tool for dangerous interstate corridors within their jurisdiction.

The Committee believes the bill aligns with the City's public safety goals and recommends support of HB26-1071.

RECOMMENDED MOTION:

"I move to approve Resolution No. 26-2026, a resolution in support of House Bill 26-1071 to implement Local Government Vehicle Identification Systems on interstate highways."

Or,

"I move to postpone indefinitely Resolution No. 26-2026, a resolution in support of House Bill 26-1071 to implement Local Government Vehicle Identification Systems on interstate highways for the following reason(s)."

REPORT PREPARED/REVIEWED BY:

Amanda Harrison, Communications and Engagement Manager
Marianne Schilling, Deputy City Manager
Patrick Goff, City Manager

ATTACHMENTS:

1. Resolution No. 26-2026

CITY OF WHEAT RIDGE, COLORADO

RESOLUTION NO. 26

SERIES OF 2026

TITLE: A RESOLUTION IN SUPPORT OF HOUSE BILL 26-1071 TO IMPLEMENT LOCAL GOVERNMENT VEHICLE IDENTIFICATION SYSTEMS ON INTERSTATE HIGHWAYS

WHEREAS, the regular occurrence of speed-related traffic accidents, many of which involve fatalities, continues along the 10-mile section of Interstate 70 in Wheat Ridge; and

WHEREAS, the Wheat Ridge Police Department is the primary incident responder to collisions on I-70 in Wheat Ridge due to unavailability of State Police personnel; and

WHEREAS, the WRPD is not compensated for the hours spent on I-70 accident investigation and traffic control; and

WHEREAS, on October 28, 2024, City Council approved WRPD deployment of automated vehicle identification systems, known as AVIS, along certain city streets as a means of reducing excessive vehicle speeding; and

WHEREAS, deployment and operation of speed cameras by municipalities on interstate highways in Colorado is not allowed under state traffic code; and

WHEREAS, deployment of AVIS cameras on city streets has resulted in a reduction of excessive speeding while generating moderate amounts of revenue; and

WHEREAS, Colorado House Bill 26-1071, would permit municipalities to deploy and operate AVIS cameras along Interstate highways within their jurisdiction; and

WHEREAS, Wheat Ridge City Council adopted the 2026 Legislative Agenda that supports the authorization of municipalities providing primary enforcement on state and federal highways, including the use of AVIS to reduce speeding and accidents, and to ensure local departments are compensated for these responsibilities.

NOW THEREFORE BE IT RESOLVED, I, Korey Stites, Mayor of the City of Wheat Ridge, along with the Wheat Ridge City Council, declare our support for passage by the state legislature of HB26-1071.

DONE AND RESOLVED this 11th day of May 2026

ATTACHMENT 1

_____
Korey Stites, Mayor

[SEAL]

ATTEST:

_____
Janeece Hoppe, City Clerk

ITEM NUMBER: 7
DATE: May 11, 2026

REQUEST FOR CITY COUNCIL ACTION

MOTION

TITLE: MOTION TO CANCEL THE NOVEMBER 2, 2026 CITY COUNCIL STUDY SESSION

☐PUBLIC HEARING
☒BIDS/MOTIONS
☐RESOLUTIONS

☐ORDINANCES FOR 1st READING
☐ORDINANCES FOR 2nd READING

QUASI-JUDICIAL ☐YES ☒NO

ISSUE:

The City Council Study Session of November 2, 2026, currently coincides with the week of the upcoming November 2026 Election. The City of Wheat Ridge will sign an IGA to run a concurrent election with Jefferson County. The Wheat Ridge City Council Chamber is an advertised Jefferson County polling place. As such, the City Council Chamber will require election equipment, election judges, and the utmost security to ensure a valid election, free from protest. It is for these reasons that staff and the City Clerk's office request to cancel the November 2, 2026, City Council Study Session.

PRIOR ACTION:

City Council Cancelled the November 4, 2024 Study Session for the same in reason two years ago.

FINANCIAL IMPACT:

None

RECOMMENDATIONS:

Staff recommend cancelling the City Council Study Session scheduled for November 2, 2026.

RECOMMENDED MOTION:

"I move to cancel the November 2, 2026, City Council Study Session."

Or,

"I move to not cancel the November 2, 2026, City Council Study Session for the following reason(s)."

REPORT PREPARED/REVIEWED BY:

Rhiannon Curry, Executive Assistant
Onorina Maloney, Sr. Deputy City Clerk
Patrick Goff, City Manager

ATTACHMENTS:

None