



Type of Meeting: Regular monthly

Meeting Number: 4

Minutes

Agenda item: Roll Call

City of Littleton Members Present: (1) Samma Fox

NGAC Members Present: (7/11) Jackson Krause, Malcom Pena, Jr., Carl Tomasetti, Abbie Steiner, Katie Crass, Iftin Abshir, Kalee Policio

Agenda item: Approval of Agenda

Overview:

Motion approved

Agenda item: Announcements / Meeting Reports

Overview:

- Envision Update - master plans will be released to public 8/14, NGAC early advance screening? Second meeting in August?
 - Would we like 8/20 meeting, public comment closes 9/14
 - Start reviewing document – consensus points in memo format – submit after next formal meeting
 - Since council meeting on 8/20 surrounds Ensor development, we will not have a second August meeting, to be able allow NGAC members to present comment at council meeting
 - Envision present – street fair 8/3 Saturday 330 630 – during twilight criterium
 - Malcom – will follow up with Carina on lodging tax
 - Samma – presented new city dashboard – work plan dashboard, goals and objectives, action steps (smartsheet)
-

Agenda item: Proposed Lodging Tax for November 2019 Ballot

Overview:

Since council will not be voting on the lodging tax issue in 2019, possibly 2020/2021, NGAC motioned to table this agenda item after discussion.

Discussion:

- Questions surrounding the amount of funding to be earmarked
 - Waiting on response on exact amounts
 - What is definition of cultural arts appropriation and who is the decision maker defining cultural arts designations
- How does lodging tax effect vacation rentals?
 - These DO qualify for the lodging tax
 - Approximately 17 current listings in Littleton
- Ticket tax- could be possible in future years, tax added to events, like Ticketmaster – could potentially be a cultural arts earmarked – what is definition of cultural arts
- How ballot question is written, determines – what is earmarked, but this is not necessarily a guarantee
- Review council packet materials and polling (new resident/business survey) for more in depth information on this issue

Agenda item: Video: How Littleton Grew

Presentation:

Video can be watched [here](#)

Discussion from video:

- Importance of getting to 50k residents on 2020 census – increased federal funding
- Littleton's tax-exempt property – more property in Littleton with open space, county buildings that are not generating property tax

Agenda item: Discussion North Ensor Metro District and Zoning

Discussion:

- Previous NGAC meeting, we had overview on development process – what goes into new development, zoning, regulations.
- What is proposed – Northern 33 acreage parcel
- First step – metro district proposed
 - Conversation about metro district examples, and potential resources for individual research
 - Explosion of metro districts – metro type of special district, judicial, ability to levy taxes on a particular area
 - Littleton village, polo reserve – these two Littleton communities have metro district – where the metro district provide two or more services, mill or levy on top of property taxes
 - Littleton – Currently have four special districts: SSPRD, Littleton School District 6, South Metro Fire District, Urban Drainage and Flood Control
 - What are the types of services (must provide two) – board sets the rate, board can change whenever they want
 - Allows developers to build how they want, encourages development, safety net - passing risk and cost from developers to the property owners, homes cheaper, but taxes can be changed at anytime
 - Helps with upfront funding, since economy downturn – private equity more expensive
 - Personal opinions on metro districts
 - Council to approve – in service plan
 - Council does not have to approve – limitations to council
 - Code update vote for metro districts - voting at end of the year
 - Timing of approving the metro districts – wait until after code changes?
 - Council can't pick and choose – lawsuits can come from developers if timing is pushed
 - Large scale zoning changes – wait until after zoning has been changed – is it possible, is it a good idea?
 - Timing of Ensor development with zoning changes
 - Personal opinions on traffic and development in this intersection
 - Development before traffic fixed
 - Idea of impact fees – research needed
 - Before metro districts, impact fees
 - Impact fees under update – fire and transportation, revising impact fee study for new model of impact fee
 - Only used for increases that the development has caused, not existing or fixed
 - Maybe vita Littleton site example
 - Service plan – in council packet – might not be available
 - Staff communication and recommendations
 - Summary – Riverpark – amendment, third submittal, GPDP, planning commission in September – applications in review, metro is first – very specific timing conditions – August 20 for consideration – metro district in activity list with map – prelim plan
 - Vacant store fronts at aspen grove
 - What do we think or envision for the space?
 - Parks, retail, etc. why two shopping centers next upscale vs low end
 - Think about the future with zoning – goals with community enhancement both or compromise – advocating for protection of open space

- Comparing to Streets of Southglen
 - What would we like to see – more parkland, often unseen s Platte River Park – obscured
 - Not feasible – development will happen
 - Creative way to incorporate open space
 - Need to try to change the zoning first
 - Agro communities – built and centered on family farm, better farmers markets, small communities of homes
- How far along is development – Colorado open meetings laws, what are we allowed to do, send points of approval or recommendation, minority report – send to Wendy
- Need to research current zoning capabilities and what is being voted on, need to be more well versed with zoning
 - Zoning with redevelopment – not as much open space remaining
 - Codes – Zoning – need to understand
 - Who is able to propose zoning changes – property owners, city, roads, etc. citizens
- Recap – what is recommendation to council, are we able to delay approval until zoning and adoption of master plan
 - Where do we want to go – good practice in providing feedback, can be short, but good practice to start
 - Specific to the adoption of the service plan – written feedback – type a memo – send to Wendy – then can provide public comment at a meeting during open comment
 - City code where we can disapprove of a service plan – might need to spend time with the staff communication before we provide final recommendation – Thursday before the meeting
 - Have a working draft – finalize before council meeting 8/15 working plan now
 - What can we do – community input for this development? Various community groups mentioned.
- Abbie hesitations - \$\$ from property owners vs. development, who are they imagining is going to be the primary resident, metro district working to the advantage of the developers, who are the developers, are they aware of rezoning plan, benefit – having non gov management – being quicker
- More oversight over the metro districts, more transparency – mainly administrative, need more rules to protect the residence – what are the rules and regulations, turnover of board
- Can Littleton council power to what is the council is able to enforce
- Tax information for Littleton village – see some historical reference – comparison – what is the actual tax rate – spreadsheet with tax information – find comps, assessed value –
- Development in Littleton village has been SLOW – stalled – disappointing – residential vs retail – big box stores – citizen imitative – community feedback
- Lots of opinions – views, how high can community develop, transit-oriented development, type of development no single family, nothing taller than 4 stories...
- All same concerns – wildlife, views, parking, too much retail, etc.
- Spreading the word – public comment on the 20th regarding Ensor development
- Work plan for next meeting – send meetings out, compile some more information, working draft – for both positive and negative
- Iftin to create working draft – then finalize

Agenda item: Final Closing Remarks

Discussion:

- Add open comment to the agenda for future meetings
 - Next steps – draft written feedback, not a formal recommendation to council for Ensor
 - Attend the 8/20/19 council meeting in person to provide public comment
 - Each NGAC member to provide written feedback by 8/12/19, lftin to finalize and provide final draft to council by 8/14/19
 - Packet will be distributed Thursday before meeting on 8/15/19
 - Goals for future NGAC, to be proactive instead of reactive, as we feel that action on Ensor is potentially too far into process. Able to give feedback, but will need to be more proactive in future to provide feasible recommendations and have impact.
 - Move to adjourn
-