



highline crossing

A Colorado Cohousing Community

April 22, 2019

Dear Councilmembers,

We are sending this email requesting clarification of key items in the City of Littleton Ordinance No. 13, Series, 2019. These questions are a concern to us as we prepare for the comment period and the second reading of the ordinance. Ryan Thompson has indicated to us this will be held on Tuesday, April 30. Mr. Thompson has also offered to have City staff meet with us to answer any questions or concerns we may have concerning the ordinance, however given that it is the Council that introduced and passed the ordinance unanimously on first reading, that it would be more expeditious to have our questions addressed directly by the Council.

As background, it should be noted that HLC resident Chris McGuire on November 29, 2018 made a request to both Mayor Brinkman and the City staff for clarification on the issue of change in control or ownership of the shooting range: "It would also be helpful for Staff to clarify under what circumstances Triple J could be subject to the conditional and non-conforming use permit requirements, such as a change in control or ownership of the business and/or the building."

Mayor Brinkman responded on November 30, 2018:

"I think I can clarify the answer. Once we create the guidelines for the conditional use it will render Triple J a non-conforming use. Since the ordinance will be 'after the fact' they will be permitted but only as they currently operate. What that means is that if they move out then another gun range could not move in. This is much like how we handle the medical marijuana. We created restricted zones and a couple of the shops had already been operating before we made the conditions so they were allowed to operate as non-conforming. Two of them closed up shop and along with their departure the use was removed so another pot shop could not go into those locations. Currently both locations are occupied by small businesses. Make sense?"

1. Our first question is whether Mayor Brinkman's interpretation of the ordinance from November, i.e., that "another gun range could not move in" is still considered valid by the Council? Also, since this ordinance was introduced by the Council, we would like to know what the Council's intention is regarding the issue of continuing or grandfathering a nonconforming use.

2. Similarly, if the Council has set a period of one year before nonconforming use would end, we question why the stipulated period is one year? We believe this time designation is arbitrary and could be shorter.

3. We would also like to call attention to section 10-8-2, item 2, regarding distance from a residential zoning district. It should be noted that we are not zoned as a residential district. We believe this ordinance should be applicable to any residential housing; would this ordinance apply to areas zoned as PD-1 such as our own?

4. Also, in the same section 10-8-2, items 2-3: we believe the distance of 500 feet from schools or residences is not adequate and should be at least 1500 feet. In this case, the 500-foot distance would seem not to cover our homes or the schools in the area that are in proximity to the shooting range about to open at 8152 Southpark Lane.



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5. Finally, given our questions 3-4 above, it is not clear whether this ordinance, as presently written, would apply to any future shooting range at this particular location at all. We are confident that you share our concerns regarding close proximity of shooting ranges to people's homes and children in schools and on school playgrounds, so we are sure it was not your intention to exclude any future occupants of 8152 Southpark Lane from this ordinance regardless of the issue of grandfathering.

We look forward to your response.

Sincerely,

Highline Crossing Co-housing Board of Directors:

Rebecca Askew
Martha Lyon
Richard Krantz

Karol Patterson
Rick Patterson

Highline Crossing Residents/Owners:

Chris McGuire
Les Beecher
Jacqueline Beecher
Cindy Rold
Charlie Lyon
Jim Mascolo
Dominique Tavernier
Christine Sizer
Becka Loudon
Salvador Armendariz
Shelly DeChantal
Marnie Yanacheak
Marcy Bonnett
Christof Demont-Heinrich
Carolyn Blanco-Losado
John Blanco-Losado
Howard Huber
Chris Chen
Josh Gurvitch
Heather Hollingsworth

Maureen Hartlaub
Pam Schleder
Max Petersen
Christine Berg
John Rymers
John Barry
Melinda Harriman
Leigh Ann Hoffhines
Leland Baker
Margaret Plucinska
Kathy Hughson
Todd Coulter
Joanne Thompson
Carol Tipton
Mark Wilkensky
Suzanne Huber-Lischer
James Tynan
aLuna Chen
Dina Gurvitch



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Map outlining 500 feet radius surrounding Triple J Armory

