MINUTES OF THE
Lone Tree Planning Commission Meeting
January 28, 2014

Lone Tree Civic Center

1. Attendance

In attendance were:

Martha Sippel, Vice-Chair and Secretary
Rhonda Carlson, Planning Commissioner
Gary Godden, Planning Commissioner
Dave Kirchner, Planning Commissioner
Stephen Mikolajczak, Planning Commissioner
Herb Steele, Planning Commissioner

Also in attendance from City staff were:
Steve Hebert, Community Development Director
Kelly First, Planning Manager
Jennifer Drybread, Senior Planner
Torie Brazitis, Business Development Coordinator
John Cotten, Public Works Director

Absent: Planning Commissioner Chair, Dave Sauder

2. Regular Meeting Call to Order

Vice-Chair Sippel called the meeting to order and noted there was a quorum.

3. Conflict of Interest

There were no conflicts noted.

4. Minutes of the November 26, 2013 Planning Commission Meeting

Commissioner Steele moved, and Commissioner Kirchner seconded, to approve the minutes. The motion passed with five affirmative votes. Commissioner Carlson abstained.

5. City of Lone Tree Comprehensive Plan Update

Ms. Jennifer Drybread presented to the Planning Commission a program to consider updating the City's Comprehensive Plan. She summarized the statutory requirements for a plan and some of the general elements typical of a plan. She reviewed the history of Lone Tree's Comprehensive Plan, beginning with the first plan in 1996, as well as updates in 2000, 2003, 2007, 2008 and 2010. She provided an overview of the guiding principles of the existing plan and reviewed the general land use map. She discussed several reasons why Comprehensive Plans should be reviewed periodically, and addressed some of the key changes in the City since the plan was last updated. She discussed the potential process associated with a plan update, and invited the Planning Commission to review the existing document as they may not have looked at it recently. She asked that they take notes where they may have questions or comments. She also invited Planning Commissioners to review the most recent residential and business surveys conducted by the City, to get an understanding of the issues and responses included in the survey.

Ms. Drybread introduced the next speakers, noting that the purpose of having guest speakers is to provide the Commissioners with an overview of services and projects that they may not ordinarily be aware of and that they might consider when thinking about the Comprehensive Plan.

6. Presentations

1) John Cotten, Public Works Director
   Mr. Cotten's presentation focused on an overview of the services provided by his consulting firm including the various engineering and operational services. Mr. Cotten fielded questions regarding snow plow operations and maintenance of HOA owned properties. Commissioner Mikolajczak asked about the HOA's responsibilities for watering common areas that the Park Meadows Metropolitan District maintains. He asked who would maintain property if the HOA dissolved? He said this issue had come up at an HOA Summit. Mr. Cotten noted that the City does not currently maintain HOA properties and that property values would be affected by common areas that are not maintained. Commissioner Sippel offered to talk with Mr. Mikolajczak regarding her HOA's experience in maintaining and watering common areas.

   Mr. Hebert noted that the City's HOAs are a very important part of Lone Tree's aesthetics and how relationships with HOAs and special districts like Park Meadows Metropolitan District tie in with the Comprehensive Plan as it relates to Lone Tree as an attractive place. Commissioner Sippel noted that water consumption is a significant issue and Carriage

Club worked with Park Meadows Metropolitan District in 2013 by asking them to increase mower heights to help conserve water.

Mr. Cotten responded to comments from Commissioner Steele regarding private versus public streets, as well as how staffing keeps up with growth in the City. Commissioner Mikolajczak asked about highway projects like the C-470 toll lanes and I-25 congestions, and asked whether traffic congestion is a deterrent to new businesses who may want to locate here. Mr. Cotten provided a brief overview of issues being considered by the Metro Mayors Caucus to fund improvements, as well as information about the I-25 lane balancing project. He indicated that Council Member Millet played a key role in working with DRCOG to have those improvements funded sooner.

2) Torie Brazitis, Business Development Coordinator
Ms. Brazitis introduced herself and described the background of her position with the City. She described the purpose of economic development and how it relates other aspects of the City. She discussed the impacts of economic development and also described the goals and vision for economic development in Lone Tree. Ms. Brazitis discussed some of the new businesses in 2013 and provided an overview of strategies and projects in 2014. She specifically addressed connectivity projects including the Kaiser Permanente bike/pedestrian planning grant and the circulator shuttle. Ms. Brazitis responded to questions from Commissioner Steele regarding the amount and scope of the Kaiser grant, as well as questions regarding the shuttle route and time slots. Commissioner Steele noted that there are three main sectors of the Lone Tree economy: medical, financial and retail. He noted that the one the City relies on most from a revenue standpoint, retail, is potentially the weakest, given retail trends and life cycles of malls. He suggested that consideration be given to how to grow retail, while also recognizing the impacts to the community.

Mr. Hebert said the point of inviting guest speakers like this is to plant some seeds and prompt discussion of issues. He presented the City Council's Budgeting for Outcomes and talked briefly about the resident survey as an indicator of what kinds of things the community values. There was some discussion about demographic trends and the profile of new people moving into Lone Tree to live and work. Staff indicated that demographics would likely be the focus of the next discussion regarding the Comprehensive Plan.

7. Adjournment

There being no further business, Vice-Chair Sippel adjourned the meeting at 9:00 p.m.

These minutes have been reviewed and confirmed by

Martha Sippel (name), on Feb. 11 2014 (date)