MINUTES OF THE
Lone Tree Planning Commission Meeting
April 8, 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
Roy Kline, Planning Commissioner
Stephen Mikolajczak, Planning Commissioner
Herb Steele, Planning Commissioner

Also in attendance from City staff were:
Kelly First, Community Development Director
Jennifer Drybread, Senior Planner
Steve Hebert, Deputy City Manager

2. Regular Meeting Call to Order

Vice Chair Sippel called the meeting to order at 6:30 pm and noted there was a quorum.

3. Conflict of Interest

There were no conflicts of interest stated.

4. Minutes of the March 25, 2014 Planning Commission Meeting

Commissioner Steele moved, and Commissioner Kirchner seconded, to approve the minutes. The motion passed with six affirmative votes, with Commissioner Kline abstaining.

5. Presentations

Comprehensive Plan Discussion Topics: Regional Planning and the Denver Regional Council of Governments (Steve Hebert, Deputy City Manager), and Demographic Trends – "Generation Y" (Jennifer Drybread, Senior Planner)

Jennifer Drybread described how the presentations relate to the overall Comprehensive Plan Update review process and staff's intent to provide a broad range of topics and speakers.

Steve Hebert provided a presentation about the Denver Regional Council of Governments (DRCOG), describing what DRCOG is, its purpose, and the participating jurisdictions. He described Metro Vision, its evolution, and the impetus for a new vision. He described the Mile High Compact, and provided copies of that, as well as the Metro Vision 2035 Plan, to the Commissioners. He described the plan's goals and their relationships. He then described DRCOG's Urban Centers and Urban Growth Boundary/Area. Mr. Hebert described the various modeling that DRCOG does for land use and transportation. He also introduced Metro Vision 2040. Mr. Hebert then discussed in greater detail how urban centers in the south Denver area and various agencies that partner on economic development and transportation improvements in the south I-25 corridor. He concluded by saying that DRCOG is a forum for coordination at a regional level and is not a heavy-handed governmental agency.

Commissioner Steele asked whether DRCOG operates as a servant to the communities, or vice-versa. Mr. Hebert said that the Board of DRCOG is very regionally-minded, although at times the staff needs reminding that things are happening in various jurisdictions. He noted that staff has recently suggested to DRCOG staff representatives the benefits of doing "mobile workshops", whereby member jurisdictions could visit each other's jurisdictions and see and learn first-hand about the things going on. Mr. Steele suggested that Lone Tree may have more in common with jurisdictions on the periphery of Denver than in the core. Mr. Hebert acknowledged that but said that there are ideas to be exchanged and lessons learned from everyone. He confirmed that DRCOG is a resource and has historically provided regional training and services for the region. Commissioner Steele asked who represents Lone Tree at DRCOG. Mr. Hebert said it is primarily Mayor Pro-tem Millet, with staff support on the various committees. He confirmed that Lone Tree and Douglas County are an integral part of DRCOG with Jackie Millet serving as Vice-Chair of the Board and County Commissioner Jack Hilbert as Board Chair.

Commissioner Steele said there is value in learning from similar communities and asked whether there are any "sister community" relationships established. Mr. Hebert described the Partnership of Douglas County Governments, which includes representation from Douglas County and its jurisdictions, the Library District and the Highlands Ranch Metro District. He said in most cases, sharing information is issue-dependent. For example, Lone Tree has studied places like Belmar in Lakewood, Streets at SouthGlenn in Centennial and other areas that have similar characteristics, to projects Lone Tree is working on. Commissioner Steele thought it would be beneficial to have a mobile workshop with one of our neighboring communities. Mr. Hebert also noted that in the past there have been meetings of Planning Commissions in Douglas County and that perhaps it was

time to consider that forum again and maybe extend the invitation to other communities. He also suggested that Commissioners could attend Planning Commission meetings in other communities.

Commissioner Sippel noted that she and her husband have attended meetings in Silverthorne and agrees it is beneficial to go to other Planning Commission meetings. Mr. Hebert noted that DRCOG offers Planning Commissioner training in the early fall and that staff would notify the Commission of that next opportunity. Commissioner Sippel said the American Planning Association also offers trainings at state conferences.

Commissioner Mikloajczak said another learning opportunity is the Transit Alliance Citizens Academy, which he went through. He said it was a great organization and encouraged others to look into it.

Following Mr. Hebert's presentation, Ms. Drybread then presented information about "Generation Y" (Gen Y). She said this generation is also known as "Millennials" or "Echo Boomers". She noted that the 2010 census showed that Gen Y surpassed the Baby Boomers in total population and currently accounts for ¼ of America's population and is growing. She also described Gen Y in terms of where they live and work, their housing preferences, consumer habits, lifestyles, and how they influence the economy.

Mr. Drybread discussed why it is important to consider this age group in planning for the future of the community. She noted that by the end of this decade this generation will comprise more than one out of every three adult Americans (36%). She noted that in some cases, Gen Y interests overlap with those of the Baby Boomers. For example, both groups want to live and work in walkable communities. Similarly, both groups are interested in many cases in smaller, affordable, single-family detached homes.I Having access to restaurants and stores you can't find in every community are an interest expressed by both demographics. In many cases, Gen Yers want what their parents wanted, including a house in the suburbs; however, the challenges of tight credit, limited housing inventory, eroding affordability and high debt loads have limited the capacity of younger people to own homes.

She concluded that the City's future growth area (RidgeGate) appears to meet the needs and interests of this growing segment of the population, in terms of its emphasis on mixed use, compact, walkable land patterns, transit and diversity of housing types. She noted that although there is diversity in housing types in RidgeGate, the high cost of housing there puts it well out of range for many of these homebuyers. More affordable housing will be emphasized in RidgeGate on the east side of I-25 per the approved PDD.

Commissioner Kirchner asked about the Gen Y housing preferences as that segment of the population grows and whether they will follow in the footsteps of the Baby Boomers? Ms. Drybread said it may depend largely on the inventory of available of homes and the market. Commissioner Gooden noted that sometimes builders can get accidental results in who they market to versus who the buyers are. He cited the Shea Homes project in Highlands Ranch (Spaces), which was originally marketed for Gen Y but ultimately appealed to many Boomers as well. He said there tends to be a merging of preferences. He noted that, like "Yuppies", this generation has its own sub-cohort known as "Yummies", which refers to young urban males. They are typically not married, have money, and are affecting several industries, like fashion, as a result.

Commissioner Kirchner shared his experience at a recent real estate event that showcased top real estate agents under the age of 35. There was discussion about how to approach this generation in terms of communication preferences and he was surprised to learn that, while they do rely heavily on technology such as texting, they do talk on the phone for important conversations. He thought they were more like Baby Boomers than not in that regard.

Mr. Hebert commented that the presentation touched on many ways in which this generation may influence the City in the future ranging from housing types, transportation modes, and shopping preferences. The City relies heavily on retail sales tax for revenue so the spending habits of future generations are important. Commissioner Sippel noted that this generation tends to buy things whereas the Baby boomers tend to buy more services.

Commissioner Steele said it was all good information and that two phrases stuck with him about this generation –they are "comfortable with density", and they "want proximity". He felt that the biggest impact of this generation will not be on housing but on retail. He said their shopping and spending habits have effects on everything from banking, to retail space, to how cars are purchased, and that the City should plan for that. He said they tend to be non-committal and flexible in terms of where they locate. Ms. Drybread said many want to rent to remain mobile for job transfers and other opportunities. Commissioner Carlson also noted that burden of student loans may prevent this generation from buying homes.

Following the presentations, the Commission discussed the need to fill the vacant position of Chair. Commissioner Mikolajczak nominated Dave Kirchner as Vice-Chair, seconded by Commissioner Godden. Commissioner Steele nominated Martha Sippel as Chair, seconded by Commissioner Mikolajczak. The votes on the positions passed unanimously with six members present as Commissioner Carlson had to excuse herself early due to another commitment.

6. Adjournment

There being no further business, Chair Sippel adjourned the meeting at 8:30 p.m.

These minutes have been reviewed and confirmed by

Martha Sippel (name), on 4/22/2014 (date)