

MINUTES OF THE
Lone Tree Planning Commission Meeting
June 24, 2014

Lone Tree Civic Center

1. Attendance

In attendance were:

Martha Sippel, Chair
Dave Kirchner, Vice-Chair
Rhonda Carlson, Planning Commissioner
Gary Godden, 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

2. Regular Meeting Call to Order

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

3. Conflict of Interest

There were no conflicts of interest stated.

4. Minutes of the June 10, 2014 Planning Commission Meeting

Commissioner Godden moved, and Commissioner Kline seconded, to approve the minutes. The motion passed unanimously with Commissioner Steele abstaining due to absence at the June 10th meeting.

5. State of the City Presentation

Ms. Kelly First presented the State of the City PowerPoint given by Mayor Gunning this spring. She provided an overview of recent and proposed development and infrastructure projects, along with issues facing the City.

6. Comprehensive Plan Discussion

Ms. Jennifer Drybread summarized the presentations and information presented to the Planning Commission since January on a variety of topics related to the Comprehensive Plan. She then led the Planning Commission in a discussion of the Comprehensive Plan's vision, goals and objectives and the Urban Growth Area map.

VISION

Ms. Drybread began by focusing the Planning Commission's attention on what they perceived to be their ideal vision for the City. The following is a summary of that feedback, grouped by subject:

Land Use:

- Provide for balanced growth (residential, commercial, recreation, etc.), to provide residents a live/work/play environment (not a bedroom community).
- Provide for variety in Lone Tree through housing choices, a range of services, retail options, activities, architecture, employment, etc.
- Foster a City of villages in the City, each with its unique identity, but interwoven within the larger City.
- Encourage a broad range of housing, including affordable housing, particularly for first-time buyers, seniors and work-force housing.
- Develop as a complete, multi-faceted City, where the City has all the things multiple generations want, such as recreation, commercial, housing.
- Support measures to allow people to age in place or otherwise live out their lives in Lone Tree through needed services, facilities, housing, etc.
- Foster Lone Tree as a special place that feels different than other communities (branding is important and can be achieved through attractive design guidelines, medians, brick walls, signage, etc.).
Community identity vs corporate identity.
- Give people places to walk *to* in a community, including gathering spaces and a variety of businesses including restaurants, shops, galleries, etc.
- Provide for amenities in gathering spaces, including benches, fountains, and public art with attention given to providing year-round activities and spaces necessary to accommodate these activities.
- Provide places to go after a show at the Arts Center (have some reason for people to stay).
- Provide places with a vibrant street scene, with such activities as festivals and other events. (There was some discussion that the City has no downtown atmosphere, such as Louisville, Denver, Golden, Parker - no main street as a place to gather for special events/festivals.)

Environment:

- Encourage a canopy of green in the City, including roof top gardens.
- Provide tree-lined sidewalks to give people an attractive place to walk year round.
- Provide for “connection” in the community with sidewalks and trails.
- Encourage future connections between communities east and west of I-25.
- Support and encourage sustainable practices, including solar.
- Provide quality, iconic architecture in the City (conformity breeds mediocrity).
- Encourage measures which provide a sense of security to our residents (police, lighting, nighttime activities, etc.)

Economic Development:

- Be business-friendly.
- Encourage high-tech, state of the art development (progressive thinking). Examples of this include fiber optic communities in RidgeGate and electronic message board signs in Lone Tree along Yosemite.
- Encourage a variety of unique stores in the City (not a community of franchises and chain stores).
- Foster home-grown businesses in the City through incentives.
- Support affordable retail.
- Encourage businesses to locate here that provide a broad-range of services to the City’s residents.

Vision Statement:

There was some discussion about amending the Vision statement to add the concept of a “balanced” community and as a place to “live, work and play”. Some feel the current statement ignores commercial. There was also some discussion, but no consensus about moving the word “safety” in the statement.

GOALS, OBJECTIVES, POLICIES

There was discussion about four chapters of the Comprehensive Plan, focusing whether we are on the right track, what is missing, what needs changed with regard to goals, objectives and policies. Some of this input has been incorporated in the above section on Vision. Where not applicable, the information is included below. It was noted that the Comprehensive Plan is dated in some areas, and needs to reflect current conditions, such as discussion about a *future* Arts Center, light rail, etc.

Land Use:

- Include objectives and policies on redevelopment in Lone Tree, including the Entertainment District.

Transportation:

- Support the use of roundabouts for reducing congestion and for safety. Branding and vegetation are also important in roundabouts without affecting automobile and pedestrian sight lines.
- Support bike lanes (once considered unsafe, now new measures help address that).

Environment:

- Outlaw the use of drones in the natural environment (concern for wildlife, and also how it may impact your experience on the trails).
- The images only depict the “natural” vs the “built” aspect in this Chapter.

Economic Development:

- Support home-grown businesses, including the City and economic development groups being an advisor to potential new local businesses.
- Support unique businesses.
- Support tourism.
- Support businesses that foster nightlife in the City.
- Support small business parks that provide services such as along Park Meadows Drive, e.g., home services, etc.
- Study why people come here for vacation and to stay (dining/retail).

MAPS

Ms. Drybread presented the City’s General Land Use Map, showing the boundaries of the City’s Urban Growth Area. She commented that the Urban Growth Area extends beyond the City’s incorporated boundaries, and include areas that the City might consider as possible for annexation in the future. Ms. Drybread elaborated that the City has a compact boundary, which makes it more conducive to providing services, and for emergency response times. One question was asked why Acres Green was not included in the City. Ms. First explained that she thought they were outside the Park Meadows Metro District boundary, which coincided with the original incorporated City boundary. No changes to the boundary was suggested by the Planning Commission.

NEXT STEPS

Ms. Drybread mentioned that Planning Staff will come back to the Planning Commission on July 22nd, and will present Staff’s recommendations for a plan update at that time. It is hoped that the Planning Commission will join with the Planning Division to present the recommendations to the City Council on August 5th. Staff and Planning Commission discussed the possibility of moving forward to update the Plan this fall, with possible additions regarding bike lanes to be added after the first of the year, once the Citywide Complete Streets Plan is completed.

7. Adjournment

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

These minutes have been reviewed and confirmed by

Marsha S. Sippel (name), on July 14, 2014 (date)