

MINUTES OF THE
Lone Tree Planning Commission Meeting
July 22, 2014

Lone Tree Civic Center

1. Attendance

In attendance were:

Martha Sippel, Chair
Dave Kirchner, Vice-Chair
Gary Godden, Planning Commissioner
Roy Kline, Planning Commissioner
Stephen Mikolajczak, Planning Commissioner
Herb Steele, Planning Commissioner

Rhonda Carlson was absent

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

2. Regular Meeting Call to Order

The meeting was called to order at 6:33 pm with a quorum.

3. Conflict of Interest

There were no conflicts of interest stated.

4. Minutes of the July 14, 2014 Planning Commission Meeting

Commissioner Kirchner moved, and Commissioner Steele seconded, to approve the minutes. The motion passed unanimously. Commissioner Godden abstained as he was absent at the July 14th meeting.

5. Comprehensive Plan Review Discussion

Ms. Jennifer Drybread provided a brief introduction to the Plan review process conducted thus far and staff's recommendations for an update outlined in the staff report (attached). Planning Commission discussed the report findings, and there were several changes proposed, some substantive and others less so.

Two areas in which there was considerable discussion included the concept of supporting “villages” and “business parks” in the City.

Commissioner Kirchner stated that he did not agree that the City should foster unique “villages” within the City, as this was more appropriate for a larger City. Commissioner Steele responded that subdivisions should have a sense of individual identity, or unique identifiers so you know where you are in the City. Ms. Drybread stated that RidgeGate east has opportunity for unique communities, but perhaps we should refer to them as “neighborhoods” instead of “villages.” There was general agreement to support the development of unique “neighborhoods.”

Commissioner Kirchner also stated that he did not think the Comprehensive Plan should support “business parks that provide services.” He feels that these are often single story, tilt-up construction that is out of place in Lone Tree. Commissioner Steele felt that the City should address services, and not just retail or office, and that the farther they are removed from the City, the less responsive the service. He added that there should be more of a balance of nonresidential development. Chair Sippel stated that there will be more of a demand for services, given the aging population. Commissioner Kline responded that it may be hard to make business parks work in Lone Tree because of the high cost of land, and that he has never had a problem getting services quickly. It was decided that there was a disagreement by some members of the Planning Commission on this point that would be addressed during the Plan update, presuming the process goes forward, and that it would be good to get Council’s input on the issue.

Ms. Drybread inquired whether the Planning Commission agreed with staff’s overall recommendation that while a wholesale update of the Plan was not recommended, a Plan update was in order. There was general agreement by the Planning Commission with staff’s recommendation to update the Plan.

The Planning Commission was invited to attend the City Council meeting on August 5th, and provide input or answer questions by Council if necessary.

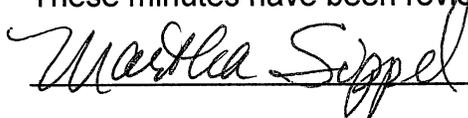
6. Public Comment

Chair Sippel asked if there was any public comment. There was none.

7. Adjournment

There being no further business, Chair Sippel adjourned the meeting at 7:27 p.m.

These minutes have been reviewed and confirmed by

 (name), on Sept. 9, 2014 (date)