

MINUTES OF THE
Lone Tree Planning Commission Meeting
January 27, 2015

Lone Tree Civic Center

1. Attendance

In attendance were:

Martha Sippel, Chair
Dave Kirchner, Vice-Chair
Rhonda Carlson, Planning Commissioner
Andrew Dodgen, Planning Commissioner
Roy Kline, Planning Commissioner
Herb Steele, Planning Commissioner
Stephen Mikolajczak, Planning Commissioner

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

2. Regular Meeting Call to Order

The meeting was called to order at 6:30 pm with a quorum.

3. Conflict of Interest

There were no conflicts of interest stated.

4. Public Comment

There was no public comment.

5. Minutes of the January 13, 2015 Planning Commission Meeting

Commissioner Kline moved and Commissioner Dodgen seconded to approve the minutes. The motion passed unanimously.

6. Lone Tree Comprehensive Plan – Visioning Discussion

As part of a proposed update to the Comprehensive Plan, staff is seeking feedback regarding the long term vision for the City.

Ms. Kelly First introduced revisiting the community vision statement as an important component of updating the City's Comprehensive Plan. She indicated that the current vision statement, while comprehensive, is not particularly

memorable. She said the purpose of the discussion was to brainstorm themes and concepts that encapsulate the essence of what makes Lone Tree a great community. She suggested that a new statement should be visionary, enduring, inspiring, and memorable. It should be more than a slogan, and less than a mission statement. She indicated that staff is not asking Planning Commissioners to draft a specific statement. She said that staff would take all of the input received to date and draft recommendations for a new vision statement, for further review.

Commissioner Mikolajczak said he felt the City used to have more community events, concerts, art events, and festivals. He stated that Lone Tree lacked a city center and coherent identity. He recommended place making around a central gathering space or feature such as is the case at the 16th Street Mall, the Santa Fe Arts District, etc. He said that any future city center needs walking malls, shorter buildings, active uses, and bars for nightlife.

His ideas for community vision words and phrases were:

- Thriving business
- Thriving neighborhoods
- Progressive and passionate neighborhoods inspiring residents to transform homes with engaging backyards, porches, and patios
- Community assets that exhilarate life

Commissioner Steele stated that Lone Tree transitioned from quasi-rural to suburban, and is currently transitioning from suburban to an urban city. He suggested balancing vibrant – with its connotation of rapid change – with the concept of stability. Other recommendations for key words and phrases were:

- Connectedness as opposed to disconnected, lonely people in a crowd
- Neighborly, as Lone Tree gets “bigger,” it needs to get “smaller”

Commissioner Dodgen indicated that, as in corporate vision statements, he would like to see action words used in the Lone Tree vision statement to indicate that the City is moving forward. His specific recommendations for key words and phrases were:

- Neighborly, consistently run into people you know; a place where people want to stay
- Proximity and accessibility to activities such as shopping, restaurants, and movies
- Timeless, quality of architecture
- Sustainability

He also recognized that Lone Tree lacked night life.

Commissioner Kline stated that vibrancy would be a big part of any community vision due to growth and that growth (and density) don't necessarily mean the end of Lone Tree's "neighborly" feel. He shared how he grew up in neighborhoods in Chicago – an enormous city – where there were small spaces within a big space. In Chicago, there were several city blocks with a sense of place characterized by a shared feeling of identity where you knew your neighbors and store keepers. This personalized the big city. He also stated that open space preservation is key for sustainability and connectivity. Furthermore, he stated that special places and community branding protected home values, and that it's important to balance business, commercial, and residential development.

Commissioner Kirchner stated that Lone Tree was not just a great place to live but a great place to do business. Lone Tree has developed a unique reputation in the metro area that could be described as "cachet." He stated that Lone Tree had a distinctive aura – and that this needed to be sustained. Other key words and phrases were:

- Balanced mix of uses
- Neighborly, desirable neighborhoods
- Feels like home

Commissioner Carlson stated that Lone Tree was a great community in which to live, work, and play. People care about the community and want to volunteer. She also suggested that Lone Tree benefited extensively from a spirit of volunteerism.

Chair Sippel indicated agreement with the other comments and recalled another city's vision statement that contained the phrase "live, learn, work, and play." She stated that Lone Tree was characterized by quality of life; however, was somewhat lacking in diversity. Other key words and phrases were:

- Innovative
- Dynamic
- Vibrant
- Cohesive community
- Caring, involved citizens
- Stewards of the natural environment
- Planning, careful growth
- Set the standard
- A great place to live, learn, work, play, and recreate
- Needs a community gathering space

Commissioner Steele added that businesses would continue to locate here as this was a place that senior executives desired to live. He talked about neighbors walking around socializing and talking to each other. He indicated his fondness for the friendliness of most neighbors in the subdivisions and preferred the

neighbor-friendly appeal of front and side porches to homes where the garage is the primary entry and fosters homeowner anonymity.

Overall, he recommended residential designs that foster interaction. He continued that as cities become more urban, they become "hardscapes" in need of landscaped "softscapes" and gathering areas. He also indicated that a Vision Statement loses meaning if it is too long, but the same could be true of it is too short. He suggested developing a "synopsis statement", where key words are highlighted.

During the visioning discussion, Ms. First took active notes synthesizing the discussion in real-time on the PowerPoint – those notes were:

- Thriving Business
- Progressive, passionate neighborhoods
- Community assets that exhilarate life
- A place everyone wants to hang out
- City/urban
- Vibrancy, yet stability
- Connectedness
- Neighborly
- Action word to show moving forward
- Connection with people
- Nightlife needed
- Proximity/convenience
- Quality
- Sustainability
- Well planned growth
- Know your neighbors
- Open space preservation
- Sense of place – special
- Home values
- Business/retail balance
- Cachet – distinctiveness
- Neighborhoods important
- Sense of being "at home"
- Balance/blend/mix of uses
- Desirable
- Great community to live, work, and play
- Safety, security, stability
- Quality of life
- Volunteerism
- Neighborly/friendly/cohesive
- Innovative
- Careful stewardship of natural environment
- Planned growth
- Set the standard

- Live, work, learn, shop, play
- Gathering places
- Neighborhood/living-friendly
- Design that fosters interaction
- Softening urbanization/hardscape through landscape

7. Adjournment

There being no further business, Chair Sippel adjourned the meeting at 7:45 p.m.

These minutes have been reviewed and confirmed by

Martha Sippel (name), on 3/10/15 (date)