

MINUTES OF THE
Lone Tree Planning Commission Meeting
March 24, 2015

Lone Tree Civic Center

1. Attendance

In attendance were:

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

Dave Kirchner, Vice-Chair, was absent.

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 6:40 p.m. 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 March 10, 2015 Planning Commission Meeting

Commissioner Carlson moved to approve the minutes, Commissioner Steele seconded, and the minutes were unanimously approved.

6. Proposed Lone Tree Library overview

Ms. Drybread provided an overview of the Douglas County Library presentation on the proposed new Lone Tree Library. She provided a general overview of the proposed site plan, architecture, and interior. The library has a contemporary, style intended to compliment the Lone Tree Arts Center, with concrete and metal elements accenting a modular design. Ms. First stated that a good way to temper

contemporary architecture is to use natural materials, earth-toned colors, and landscaping. Commissioner Carlson asked when they were planning on breaking ground and whether benches would be available in the park. Ms. Drybread stated that it was planned to begin construction later this year and open in 2016.

Commissioner Kline inquired about whether all of the architectural details in the plans would make it to the final design and Ms. First responded that Douglas County Library had yet to price everything out.

7. City of Lone Tree Comprehensive Plan update discussion, Project #MI14-07

Ms. Drybread prefaced the discussion on the plan draft by outlining that the Commission would go through it chapter-by-chapter and focus on substantive textual changes. Much of the ensuing discussion focused on grammar, syntax, style, and plan organization. There was a consensus that the plan should have an outline or table of contents for organizational purposes and to help readers preview the plan contents.

Commissioner Dodgen indicated that the plan should clearly differentiate between Sky Ridge Medical Hospital and other medical facilities – this could be confusing in the document. Also, he stated that the size of Lone Tree and Planning and Urban Growth Area boundary should be included in the introduction. He also stated that the new vision statement was written in the present tense; rendering it more static than dynamic.

Chair Sippel stated that several paragraphs were redundant, and perhaps having an outline would organize this and make them more apparent.

Commissioner Steele appreciated the effort that went into updating the Comprehensive Plan. He suggested that a table of contents be provided as an outline to help organize the document better. This would help establish a hierarchy of major and minor points within the text. Grammatically speaking, he recommended starting goals with action verbs – instead of a narrative. Chair Sippel said goals in each section should have parallel thoughts. Commissioner Steele also stated that goals and objectives with overly general phrases such as “high quality attractive community” carried less impact than more specific goals and objectives.

Several Commissioners indicated that they would prefer receiving the document in MS Word format as opposed to PDF – so they could search key words and phrases and make edits easier.

Mr. Friedel stated that he could create an online, collaborative work space so that the Commissioners could edit the document.

Commissioner Steele stated that the various boxes, roman numerals, and numbers for the hierarchy of plan goals, objectives, and strategies were confusing as to the priority of headings and sub headings.

Commissioner Dodgen commented that the Plan should avoid descriptions of the City as being either east or west of I-25, or "in RidgeGate", as they tend to further perceptions that the City is bifurcated into an east and west side. He indicated that the City should be described as a whole.

Commissioner Dodgen asked if the reference to a quarter-mile area around transit stations should be the metric. Ms. Drybread stated that it was fairly standard in land-use and transportation planning. Commissioner Dodgen stated that we should be careful where the plan refers to "eliminating" parking entirely in transit areas – you still need some parking. It was later clarified that the reference was to reduce or eliminate minimum parking standards; not parking altogether. Commissioner Steele was concerned with the scale of parking garages in Lone Tree. He stated that changing trends in automobile ownership and on-demand ride services such as Uber and Lyft were fundamentally altering commuting. Furthermore, he anticipated that as the Comprehensive Plan contemplated land use and transportation 20 years in the future, self-driving automobiles may render parking garages an obsolete use. These technologies may have the effect in coming decades of reducing or even eliminating off-street parking standards.

Commissioner Dodgen stated that the Lone Tree Link could be used to connect the Entertainment District to the future City Center.

There was discussion on corporate architecture. Ms. First stated that the statement was consistent with language in the Design Guidelines, intended to put developers on notice that corporate prototypes might not necessarily meet our standards.

Commissioner Dodgen expressed concern over the freedom of movement of wildlife along the bluffs in Lone Tree and asked if future developments such as South Ridge Preserve would infringe upon their ranges. Ms. Drybread replied that the future South Ridge Preserve development was planned as clustered development; where 70 percent of the total area was preserved as open space.

Commissioner Kline said he wanted to focus on enhancing the document as a tool for providing a foundation for their decisions in approving SIPs.

Commissioner Mikolajczak commented on the overall plan structure and noted several topics that he felt were important, and did appear to be addressed in the plan. He recommended that each section should start with a fresh page so it would be very easy to read. He also talked about preserving existing neighborhoods and linking them into the City as a whole. He inquired whether the plan should address marijuana in some way.

Commissioner Steele stated that the plan should provide more guidance about future redevelopment of commercial areas.

Ms. Drybread stated that the Comprehensive Plan was very much the Planning Commission's domain, and that they should have a sense of ownership over its form and content.

The group agreed to continue the discussion at the next meeting scheduled for April 14th, starting with Section 3 – Environmental Quality. Staff would provide a Table of Content and MS Word version of the document in the meantime.

8. Adjournment

There being no further business, Commissioner Dodgen moved to adjourn, and Commissioner Kline seconded, and the meeting was adjourned at 8:08 p.m.

These minutes have been reviewed and confirmed by

Martha Sippel (name), on April 14, 2015 (date)