

**MINUTES OF THE**  
Lone Tree Planning Commission Meeting  
April 14, 2015

**Lone Tree Civic Center**

**1. Attendance**

In attendance were:

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

Commissioners Rhonda Carlson and Herb Steele were absent.

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

**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 24, 2015 Planning Commission Meeting**

The minutes were approved unanimously, with Commissioner Kirchner abstaining because of his absence at the March 24, 2015 meeting

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

Ms. Drybread introduced the item and noted that the discussion would begin from the Community Facilities and Services Chapter. She emphasized that Planning Commission should focus on substantive comments; as opposed to grammatical and syntax recommendations. There was discussion on various word choice, style, and content areas.

Commissioner Kline stated that the section on the transportation of hazardous materials should be in the section on fire protection as well.

Commissioner Mikolajczak stated that the future City Hall should be located next to a public square, gathering place, or other similar focal point in the future City Center. He suggested there be a policy that the City should explore additional sources of revenue to provide ongoing maintenance of public roads.

Commissioner Mikolajczak stated that the Comprehensive Plan should encourage the Police to walk parts of the City. By getting police out in front of the community; it could help public relations.

Commissioner Mikolajczak inquired if there was enough language describing group homes and assisted living care facilities in Lone Tree. Staff noted that these were referenced in the plan.

Commissioner Dodgen felt that added emphasis should be placed on providing added recreational facilities and trails when and where needed as the City's population grows. Commissioner Mikolajczak inquired as if there are any specific recreation facilities that the City would like to have and whether the City has surveyed residents? He wanted the document to specifically state that there should be a regional park on the east side. Ms. First stated that the RidgeGate PD included commitments to build a regional park on the east side – but that the Comprehensive Plan could reinforce that.

There was discussion on a future Conference Center, outdoor cultural events, etc., at the future Central Park in the future City Center.

Commissioner Kirchner emphasized that the Comprehensive Plan should be aligned with current development projects such as the library.

Commissioner Mikolajczak emphasized that the Comprehensive Plan should correctly delineate metro district boundaries, e.g. Parker Water & Sewer, Englewood Water, etc.

Commissioner Mikolajczak felt that the Comprehensive Plan should emphasize security, including cyber security.

Commissioner Dodgen stated that the Comprehensive Plan should encourage educating citizens on reducing water and energy consumption including best practices. This would place an ongoing emphasis on sustainability.

Commissioner Mikolajczak stated that the Comprehensive Plan should recognize the past accomplishments associated with transportation.

Commissioner Dodgen requested that we avoid using words such as bifurcate that create the perception of geographic separation/divide within the City.

Commissioner Kirchner stated that we should look at grids on the major cross streets for better access between neighborhoods, where the topography allows, as opposed to curvilinear streets.

There was some discussion on the organization and separation of policies and objectives.

Commissioner Kirchner stated that the City's economy is currently comprised of three main sectors, healthcare, financial, and retail and suggested wording changes, as well as requested the sentences briefly address each sector in order.

Commissioner Dodgen stated to make sure that the document differentiates between the economy as a whole and the tax base. He indicated the City should attract businesses that directly and indirectly contribute to the City's tax base – a diversified economy.

Chair Sippel brought up a conversation about drones, UAVs, and RC planes in the Bluffs Park. She inquired as to whether regulating drone usage should be discussed in the Comprehensive Plan.

Ms. Drybread shared comments submitted by Commissioner Steele about the general organization of the Comprehensive Plan – reorder certain sections to better fit with overarching priorities. He also stated that the plan have a section on energy management and conservation. He also wanted night life broken out as a separate section. The Commissioners present discussed these suggestions and agreed that the plan should maintain its current general structure.

Commissioner Kirchner felt that unique neighborhoods should be expanded to be "unique areas," since the former excluded shopping areas.

Ms. Drybread explained that the Planning Commission comments would be incorporated into a revised document that would be sent out on referral for community comment. She estimated that public meetings would be scheduled in June with the Planning Commission and City Council.

## 7. Adjournment

There being no further business, the meeting was adjourned at 8:00 p.m.

These minutes have been reviewed and confirmed by

Martha Sippel (name), on April 28, 2015 (date)