**MINUTES OF THE**
Lone Tree Planning Commission Meeting
June 9, 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

Absent was:

Stephen Mikolajczak, Planning Commissioner

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 6:32 p.m. with a quorum.

## 3. Conflict of Interest

There were no conflicts of interest stated.

## 4. Public Comment

No members of the public spoke.

## 5. Minutes of the May 26, 2015 Planning Commission Meeting

Commissioner Kline moved, and Commissioner Steele seconded, with Commissioner Carlson abstaining due to her previous absence, to approve the minutes of the May 26, 2015 meeting.

## 6. RidgeGate East Filing 1, Final Plat, Project SB15-34R

Ms. First presented an overview of the proposed final plat. She explained that Lots 1 and 3 are created for conveyance to RTD for a future light rail station and corresponding parking garage; while lots 2 and 4 are designated for future transit oriented development. Staff recommended that the Commission recommend approval of the final plat pending final approval from Public Works. She then introduced Mr. Darryl Jones of Coventry Development.

Mr. Darryl Jones of Coventry Development stated that there are demand-based triggers in place for more land to be conveyed to RTD for parking if necessary. This would be handled through a minor replat process if needed. Coventry was working closely with Lone Tree Public Works to ensure proper right of way widths are in place.

Commissioner Dodgen inquired as to whether the future stations themselves would come before them as site improvement plans (SIPs). Mr. Jones responded that this agenda item was just for the plat and that future stations would be processed as full SIPs.

Commissioner Kline sought clarification as to whether these would be City streets or private streets, and Mr. Jones responded that they would be dedicated to the City. Also, a future street may be needed transecting Lot 4; however, it was not shown at this time to allow for development flexibility.

Commissioner Kirchner inquired about easements and referenced the referral response from Xcel Energy. Ms. First responded that staff and the applicant would be meeting with Xcel in the near future to further discuss easement requests, as the size, manner, and location of easements affects build-to lines, facility placement, and development opportunities.

Ms. First stated that all of Public Works comments had been addressed, and that easements would be under the purview of Public Works to review as part of their final approval.

Robert Scheinhartz, of 10330 Belwether Lane, asked where he could go to get a copy of the meeting materials. Ms. First indicated that the Planning Commission packet is available on the web site and to contact her for more information.

Chair Sippel opened the agenda item to further public comment, and there being none, closed it.

Commissioner Steele moved to recommend approval of the final plat conditional on Public Works approval. Commissioner Dodgen seconded, and the motion passed unanimously.

7. **City of Lone Tree Comprehensive Plan Update, Project MI14-07**

Ms. Drybread provided an overview of the Comprehensive Plan purpose, update, and process, including the public input process. She offered that in her experience, major updates typically take about two years to complete. She stated that there are many things in the current plan that are outdated and these were being updated.

She showed a graphic of the General Land Use Plan map showing the extension of the Planning and Urban Growth Area to include the Freshfields property south of the city along and east of I-25. She continued that the point of including this area in the planning area as "residential low density clustered" land use was to establish the City's intent of maintaining the visual open space separation between Lone Tree and Castle Pines North.

Staff recommended that the Planning Commission recommend approval of the Comprehensive Plan update for the July 7th Council meeting.

Chair Sippel stated that Coventry's recommended changes to the plan on page 21 changed the intent of the Commission's original revision. Coventry had recommended changing "protected" to "not negatively impacted" with regards to the impact of development on the bluffs. Commissioner Sippel recommended that a solution to this would be to change the text to read that the bluff's ridgeline would be protected from development and that development would not negatively impact it.

Chair Sippel expressed serious concerns as to the grammatical integrity of the document – adding that some of the changes affected connotation. She said she was not comfortable recommending approval until the document was much more complete. Commissioners Steele, Kirchner, and Carlson agreed that there were some aspects of the document format that were distracting for the reader and incomplete. They felt it needed more work before being sent to City Council.

Commissioner Kline stated that they should address substantive changes now.

Commissioner Steele stated that the third paragraph of page 23 regarding "naming" should address naming relative to RidgeGate, and reinforce the perception of one City. He stated that naming plays a central role in strengthening or weakening community identity.

Commissioner Steele expressed concern that the plan did not adequately address housing trends such as shared senior housing and short term rentals such as Airbnb. Though he recognized that this is an evolving aspect of the community, and that neighborhood covenants could limit this, he noted that overnight stays have potential impacts on adjacent properties such as increased traffic.

Commissioners Steele and Sippel asked for stronger language regarding unmanned aerial vehicle usage over the city and that the plan should address their potential impact on the community.

Commissioner Steele continued that parking ratios should be better addressed in terms of maximum parking. He offered that places like Los Angeles with all of their parking structures and asphalt were losing water to runoff. The plan should address the impact of impervious parking structures on long-term water management, volume, capture, and runoff. He stated that changes in transportation choices with millennials, technology advancements in autonomous cars, and transit developments might drastically change how people get to work – potentially reducing demand for off-street parking lots and the need for large parking structures in the future.

Commissioner Sippel said she had read that the state was considering changing the water laws regarding prohibiting homeowners from capturing water that fell on their property. Commissioner Kline stated that Colorado's water laws were arcane in terms of prohibitions on individual homeowner's rights to capture and retain storm water with rain barrels, etc.

Commissioners Steele and Kline would like to address not just water conservation but also retention. Commissioner Kirchner offered that these were beyond the Planning Commission's purview, and would have to be addressed at the state level as this would impact the large body of existing water law in Colorado.

Commissioner Steele stated that the plan discussed runoff and historic flow rates; however, this does not address the fact the water is gone. The plan should address capture and retention.

Commissioner Steele stated that Policy 2 on page 58 encouraged developers to take steps to reduce runoff. He felt that collecting water and allowing it into the subsoil would be better than collecting the water and sending it somewhere else.

Commissioner Sippel reiterated her general discomfort with sending an incomplete and unfinished document to Council.

Commissioner Kirchner stated that on page 35 in the paragraph under air quality, they had previously agreed to change wording about vehicle emissions from "contributes to climate change" to "may contribute to climate change," e.g. softening the implied relationship between carbon emissions and climate change.

Commissioner Dodgen suggested that maybe the Commissioners could email comments back and forth to each other. Commissioner Dodgen made several other word change recommendations.

Commissioner Steele referred to a featured article in the Wall Street Journal about a burgeoning industry in simple, old fashioned bikes that are not 32 speeds. This was in the context of the document referring to bicycle and pedestrian ways.

There was an emergent theme in the discussion that innovative technological advancements be better addressed that may impact transportation and land-use decisions 20 to 30 years down the road such as autonomous cars, hybrid bicycles, temporary room shares, and the rising sharing economy.

Commissioner Carlson recommended to be careful not to date the document by putting in brand names, for example "shared short-term housing" as opposed to Airbnb. Several commissioners expressed concerns about excess trash, parking issues, and traffic demand related to short-term rentals within communities. One way to restrict it would be minimum durations – such as six months.

Commissioner Carlson suggested strengthening language about providing recycling receptacles in public areas.

Commissioner Steele expressed concern that the plan endorsed a grid street pattern. He stated that some of the buildings built on curved streets had more value than on grid-type streets. He was reluctant to endorse only the grid system – that curvature provided interest to a community. Furthermore, he added that curvilinear streets calmed traffic.

Commissioner Kirchner clarified that the concept had been discussed at a previous Commission meeting when Commissioner Steele was absent and that the recommended grid system was for access between areas/neighborhoods and not within the areas/neighborhoods.

Ms. Drybread added that curvilinear areas discouraged pedestrian connectivity. Ms. First said the intent of the policy is not to endorse a grid system only, but recognize the benefits of distributing traffic and offering alternative routes. In some contexts, topography may preclude a formal grid pattern.

Chair Sippel inquired as to whether the plan should address if there should be two points of ingress/egress to each subdivision. Staff responded that access is addressed at the time of development through the City's review process and consultation with the Fire District.

Commissioner Carlson inquired as to whether the future RTD station names on page 29 were the final names, or working names. Ms. First responded that this was an RTD board decision and that they reflected our best knowledge of the names as of writing.

Ms. Drybread inquired as to what the Commission's pleasure was in terms of how to move forward.

Chair Sippel asked the Commission how they would like to proceed, given the amount of grammar, syntax, substantive, and global changes to the document. She could tell that all of the various writers and edits had changed word choice to the point of making substantive changes to the meanings of some statements.

Commissioner Steele noted that in some cases there is a singular subject and a plural verb.

Commissioner Dodgen stated that there needed to be a deadline and timeframe to cut this off.

Ms. First suggested they revisit the document on a date certain in a public hearing, and take the intervening time to work on editing the document.

Commissioner Carlson inquired as to how the naming issue (RidgeGate, Lone Tree) was playing out in the City's sign plan efforts. Ms. First responded that the intent is to replace RidgeGate directional signs with a new, City directional sign design that is consistent throughout the City. RidgeGate intends to maintain some identity through their vertical sandstone entry sign monuments.

Commissioner Dodgen recommended that we use Lone Tree wherever possible, and that the future city center be Lone Tree City Center, not just "City Center." Commissioner Kirchner reiterated that he was uncomfortable with the document going out to Council in its present form.

The new consensus was to reconsider the comprehensive plan on July 14th. Commissioner Kirchner moved to continue the comprehensive plan discussion to July 14th. Commissioner Dodgen seconded, and the motion passed unanimously.

## 8. Adjournment

There being no further business, Commissioner Dodgen motioned to adjourn and Commissioner Kline seconded, and the meeting was adjourned at 8:13 p.m.

These minutes have been reviewed and confirmed by

Martha Sippel (name), on 6/23/2015 (date)