



Lone Tree City Council Agenda Tuesday, August 2, 2016

Meeting Location: City Council Meeting Room, Lone Tree Civic Center, 8527 Lone Tree Parkway.

Meeting Procedure: The Lone Tree City Council and staff will meet in a public Study Session at 4:30pm. At 6:00pm and following the meeting, if necessary, the Council Meeting will adjourn and convene in Executive Session. If an Executive Session is not necessary, Council will recess for dinner. The Regular Session will be convened at 7:00pm. Study Sessions and Regular Sessions are open to the public, Executive Sessions are not. Comments from the public are welcome at these occasions: 1. Public Comment (brief comments on items not scheduled for a public hearing) 2. Public Hearings. To arrange accommodations in accordance with the Americans with Disabilities Act at public meetings, please contact the City Clerk at least 48 hours prior to the meeting.

4:30pm Study Session Agenda

1. RidgeGate Sub-Area Plan Presentation for City Center and TOD (Transit Oriented Development)
 2. RidgeGate Parkway Temporary Signal for SERE (Southeast Rail Extension)
-

6:00pm Executive Session Agenda

1. Roll Call
 2. Executive Session
-

7:00pm Regular Session Agenda

3. Opening of Regular Meeting/Pledge of Allegiance
4. Amendments to the Agenda and Adoption of the Agenda
5. Conflict of Interest Inquiry
6. Public Comment
7. Announcements
8. Consent Agenda
 - a. Minutes of the July 19, 2016 Regular Meeting
 - b. Claims for the Period of July 11-25, 2016
9. Community Development
 - a. **Resolution 16-19, ADOPTING A PLAN FOR THE AREA WITHIN THREE MILES OF THE CITY BOUNDARY**
10. Administrative Matters
 - a. **Resolution 16-20, APPOINTING A MEMBER TO THE CITIZENS' RECREATION ADVISORY COMMITTEE**
11. Council Comments
12. Adjournment

City of Lone Tree Upcoming Events
more info available at www.cityoflonetree.com & www.lonetreeartscenter.org

- Lone Tree Free Pool Day, August 7th, Cook Creek Pool
- Street Food Soiree and Summer Concert: Long Run, August 13th 6pm – 9pm, Sweetwater Park

**MINUTES OF A REGULAR MEETING
OF THE COUNCIL OF THE
CITY OF LONE TREE
HELD
July 19, 2016**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, July 19, 2016, at 7:00 p.m., at the Lone Tree City Council Chambers located at 8527 Lone Tree Parkway, Lone Tree, Colorado 80124.

Attendance

In attendance were:

Jacqueline Millet, Mayor
Susan Squyer, Mayor Pro Tem
Cathie Brunnick, Council Member
Jay Carpenter, Council Member
Wynne Shaw, Council Member

Also in attendance were:

Seth Hoffman, City Manager
Jennifer Pettinger, City Clerk
Steve Hebert, Deputy City Manager
Jeff Holwell, Economic Development Director
Interim Chief Ron Pinson, Lone Tree Police Department
Kristin Baumgartner, Finance Director
Kelly First, Community Development Director
Lisa Rigsby Peterson, Lone Tree Arts Center Director
Gary White, City Attorney, White, Bear and Ankele, P.C.
Neil Rutledge, Assistant City Attorney, White, Bear and Ankele, P.C.
John Cotten, Public Works Director, TTG Corp.

Call to Order

Mayor Millet called the meeting to order at 7:00 p.m., and observed that a quorum was present.

Pledge of Allegiance

Mayor Millet led those assembled in reciting the Pledge of Allegiance.

Amendments to the Agenda

There were no amendments to the agenda.

Conflict of Interest

There was no conflict of interest.

Public Comment

Dave Tanin, 9174 Madre Place, shared his concerns with putting a five story building on the Treo property.

Mayor Millet gave an update on the Treo property.

Gary Uhlman, 9123 Nambe Trail, shared his thoughts on development in the Entertainment District.

Susan Larsen, 8860 Kachina Way, shared her concerns with traffic congestion at Taos Trail & Yosemite Street.

Tom Kukla, 8870 Fiesta Trail, shared his concerns with the speed limit on Yosemite Street.

Joanne Van Netter, 9110 Madre Place, asked for a speed monitor to be placed permanently on Yosemite Street.

Karen Frey, 9797 Mirabella Point, shared her concerns about the builder in Montecito. She asked the City to hold the builder accountable for what they say they will do with the Tract GG development.

Announcements

Mayor Millet announced upcoming events.

Consent Agenda

Mayor Millet noted the following items on the Consent Agenda, which consisted of:

- *Minutes of the July 5, 2016 Regular Meeting*
- *Claims for the period of June 27 – July 11, 2016*
- *Treasurer's Report for May 2016*

Mayor Pro Tem Squyer moved, Council Member Shaw seconded, to approve the Consent Agenda. The motion passed with a 5 to 0 vote.

Community Development

Approval of Tract GG Final Plat and Sub-area Plan Project #SB#16-43R

Jennifer Drybread, Senior Planner, introduced the item. Keith Simon, Coventry Development, spoke about the project. The applicant Lisa Evans, of Century Communities, and Steve Allen, landscape architect, of the Henry Design Co., landscape architect, also spoke about the project. Paul Brady, of Godden Sudik Architects, answered questions from Council.

Mayor Pro Tem Squyer moved, Council Member Brunnick seconded, to approve the final plat and Sub-area Plan for Tract GG (RidgeGate Section 22, Filing 1) Project #SB16-43R. The motion passed with a 5 to 0 vote.

Public Works

Award of Contract for Lincoln Avenue-Heritage Hills Intersection Improvements

Lisa Albers, Capital Improvement Project Manager, introduced the item.

Council Member Shaw moved, Council Member Carpenter seconded, to approve the contract with Technology Constructors Inc. in the amount of \$186,146.00 for the Heritage Hills – Lincoln Avenue Intersection Improvements project and authorize the City Manager to execute the contract documents. The motion passed with a 5 to 0 vote.

Award of Contract for Yosemite Street Widening

Lisa Albers, Capital Improvement Project Manager, introduced the item.

Council Member Carpenter moved, Council Member Brunnick seconded, to approve the contract with KECI Colorado Inc. in the amount of \$670,624.00 for the Yosemite Street Lane Widening project and authorize the City Manager to execute the contract. The motion passed with a 5 to 0 vote.

Adjournment

There being no further business, Mayor Millet adjourned the meeting at 8:05 p.m.

Respectfully submitted,

Jennifer Pettinger, CMC, City Clerk



FINAL STAFF REPORT

To: Mayor Millet and City Council

From: Jennifer Drybread, Senior Planner
Kelly First, Director of Community Development

Date: July 20, 2016

SUBJECT: RidgeGate Section 22, Filing 1 (Tract GG)
Final Plat and Sub-Area Plan Amendment, Project #SB16-43R

Owner:
RidgeGate Investments, Inc.
10270 Commonwealth St., Suite B.
Lone Tree, CO 80124

Representative:
Century Communities, Lisa Evans
8390 E. Crescent Pkwy, Suite 650
Greenwood Village, CO 80111

Planning Commission Meeting Date:
City Council Meeting Date:

Not applicable
July 19, 2016

The City Council unanimously approved the Final Plat, subdividing 50.47 acres into 50 residential lots and 14 tracts, and approved the Sub-Area Plan amendment (amending the existing RidgeGate Residential West Village Sub-Area Plan to include more specific guidelines and standards for how the property is developed), with the following conditions:

1. Prior to recordation, the Public Works Department shall approve the final plat for technical requirements.
2. The developer shall post surety for landscaping to include streetscape, common areas, parks, and open space tracts as part of the Subdivision Improvements Agreement, consistent with the approved landscape plan.

END



CITY OF LONE TREE

STAFF REPORT

TO: Mayor Millet and City Council

FROM: Hans Friedel, Planner III
Kelly First, AICP

FOR: August 2, 2016 Regular Meeting

DATE: July 26, 2016

SUBJECT: City of Lone Tree Three-Mile Plan Update, RG16-47, Resolution 16-19

Summary

The attached resolution and plan maps have been prepared to meet the requirement of Section 31-12-105(1)(e) of the Colorado Revised Statutes, which mandates that all municipalities prepare a three-mile plan prior to the completion of any annexation. Such plans are required to be updated annually.

Cost

There is no cost associated with this resolution.

Suggested Motion or Recommended Action

I move to approve Resolution 16-19, adopting a plan for the area within three miles of the City boundary.

Background

Pursuant to Section 31-12-105(1)(e) of the Colorado Revised Statutes, as a precondition to any annexation, the annexing municipality must have in place a plan that includes “the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light sanitation, transportation

and power to be provided by the municipality, as well as the proposed land uses for the area.”

The 2016 Three-Mile Plan is the same as adopted in previous years and includes a narrative and accompanying maps. The plan adopts by reference the master plans of various surrounding jurisdictions to the extent they do not conflict with the City of Lone Tree’s Comprehensive Plan.

Summary of Proposed 2016 Three-Mile Plan

The three-mile planning area boundary extends three miles out from the City of Lone Tree’s municipal boundaries and includes land in unincorporated Douglas and Arapahoe counties.

The objective of adopting the three-mile plan is to provide comprehensive consideration of the land use goals of adjacent jurisdictions while also contemplating the necessary infrastructure and urban-level services that future growth will require.

The Douglas County 2035 Comprehensive Master Plan, adopted in 2014, includes land use policies for the future development of its unincorporated areas. The County Plan recommends urban development in the areas included in Lone Tree’s three-mile area with the exception of Grandview Estates, the area south of Lone Tree’s Urban Growth Area, within the Bluffs Regional Park, and the Backcountry Wilderness Area of Highlands Ranch.

Arapahoe County’s current Comprehensive Plan, adopted in 2001 and amended in 2014, includes land use policies for the future development of the unincorporated areas. The County’s plan recommends employment center, residential neighborhood, and small areas of rural area land uses in unincorporated areas that lie within the three-mile planning area.

The City of Lone Tree recognizes these land use recommendations to the extent they do not conflict with the City’s plans and policies for the area.

The plan also incorporates by reference the service plans of water, sewer, metropolitan, transportation, parks and recreation, other special districts and the public utility companies serving that portion of Lone Tree’s three-mile area.

Included as an attachment is the City of Lone Tree’s Three-Mile Planning Area Map, which has been amended to show the Freshfields tract as included within the City’s Planning and Growth Area.

**CITY OF LONE TREE
RESOLUTION NO. 16-19**

**A RESOLUTION ADOPTING A PLAN FOR THE AREA WITHIN
THREE MILES OF THE CITY BOUNDARY**

WHEREAS, Colorado state law, Section 31-12-105(1)(e)(I) C.R.S., provides that prior to the completion of any annexation within a three mile area of a municipal boundary, the annexing municipality shall have in place a plan for that area; and

WHEREAS, the plan is to describe generally the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation and power to be provided by the municipality, as well as the proposed land uses for the area; and

WHEREAS, state law requires that the plan be updated at least annually.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO, THAT:

1. In compliance with Section 31-12-105(1)(e)(I) C.R.S., the City Council hereby adopts the City of Lone Tree Three-Mile Plan, including the Three-Mile Planning Area Map, attached as Exhibit A, as the plan for the unincorporated area within three miles of the City of Lone Tree boundary.

2. The City of Lone Tree Three-Mile Plan shall be updated at least once annually.

APPROVED AND ADOPTED THIS 2 DAY OF AUGUST, 2016.

CITY OF LONE TREE

By: _____
Jacqueline A. Millet, Mayor

ATTEST:

Jennifer Pettinger, CMC, City Clerk

(S E A L)

EXHIBIT A

CITY OF LONE TREE THREE-MILE PLAN

SECTION 1 - INTRODUCTION

This document constitutes the City of Lone Tree's Three-Mile Plan for the unincorporated area within three miles of the City's perimeter, as required by and in conformance with Section 31-12-105 (1)(e)(I) of the Colorado Revised Statutes (C.R.S.). The Three-Mile Plan is comprised of seven sections, including this introduction. Some sections are self-contained land use plans, which are incorporated into the Three-Mile Plan in their entirety by reference. Section 2 contains the description of the plan, clarifications, and elaborations.

SECTION 2 - DESCRIPTION OF THE PLAN, CLARIFICATIONS, AND ELABORATIONS

This Three-Mile Plan addresses all unincorporated lands within three miles of the corporate limits of the City of Lone Tree, as shown on the accompanying map. While the map includes the incorporated areas of Greenwood Village, City of Centennial, City of Castle Pines, and the Town of Parker, the Three-Mile Plan does not apply to these incorporated areas.

The proposed location, character, and extent of elements of the plan are described as follows:

Streets: As identified in the Transportation section of the Lone Tree Comprehensive Plan and Transportation Plans for Arapahoe and Douglas County.

Subways: No subways exist or are planned for the area.

Bridges: No bridges other than those planned in the Transportation Plans for Arapahoe and Douglas County are planned at this time.

Waterways: No changes are proposed at this time.

Waterfronts: No waterfronts are planned at this time.

Parkways, playgrounds, squares, and parks and open space: As identified in the Lone Tree Comprehensive Plan, the Arapahoe County Comprehensive Plan, and the Douglas County 2035 Comprehensive Master Plan.

Aviation fields: As identified in the plans for Centennial Airport.

Other public ways, grounds, and open spaces: As identified in the Lone Tree Comprehensive Plan and the Arapahoe and Douglas County Plans.

Public Utilities: As identified in the service plan of the applicable district or utility.

Terminals for water, light, sanitation and power: As identified in the service plan of the applicable district or utility.

Transportation: As identified in the Transportation Plan section of the Lone Tree Comprehensive Plan, and in the Transportation Plans for Douglas and Arapahoe Counties.

Land Use: As identified in the City of Lone Tree Comprehensive Plan as the primary guiding plan and the Douglas or Arapahoe County Comprehensive Plans as the secondary guiding plans for land use issues.

SECTION 3 - CITY OF LONE TREE COMPREHENSIVE PLAN

The Three-Mile Plan incorporates by reference the most recent version of the City of Lone Tree's Comprehensive Plan adopted by the City's Planning Commission and approved by the City Council in August 4, 2015, as amended. That Plan establishes the City's Planning and Growth Area. This is a bounded area where future growth and development is directed (also depicted on the Three-Mile Plan Map). All subsequent amendments to the City's Comprehensive Plan are hereby incorporated by reference into the Three-Mile Plan.

SECTION 4 - ARAPAHOE AND DOUGLAS COUNTY COMPREHENSIVE PLANS

The Three-Mile Plan incorporates by reference the Arapahoe County Comprehensive Plan, as amended, and the Douglas County 2035 Comprehensive Master Plan, as amended, except any portions of those plans that are inconsistent with the City of Lone Tree's Comprehensive Plan.

SECTION 5 - SPECIAL DISTRICT SERVICE PLANS

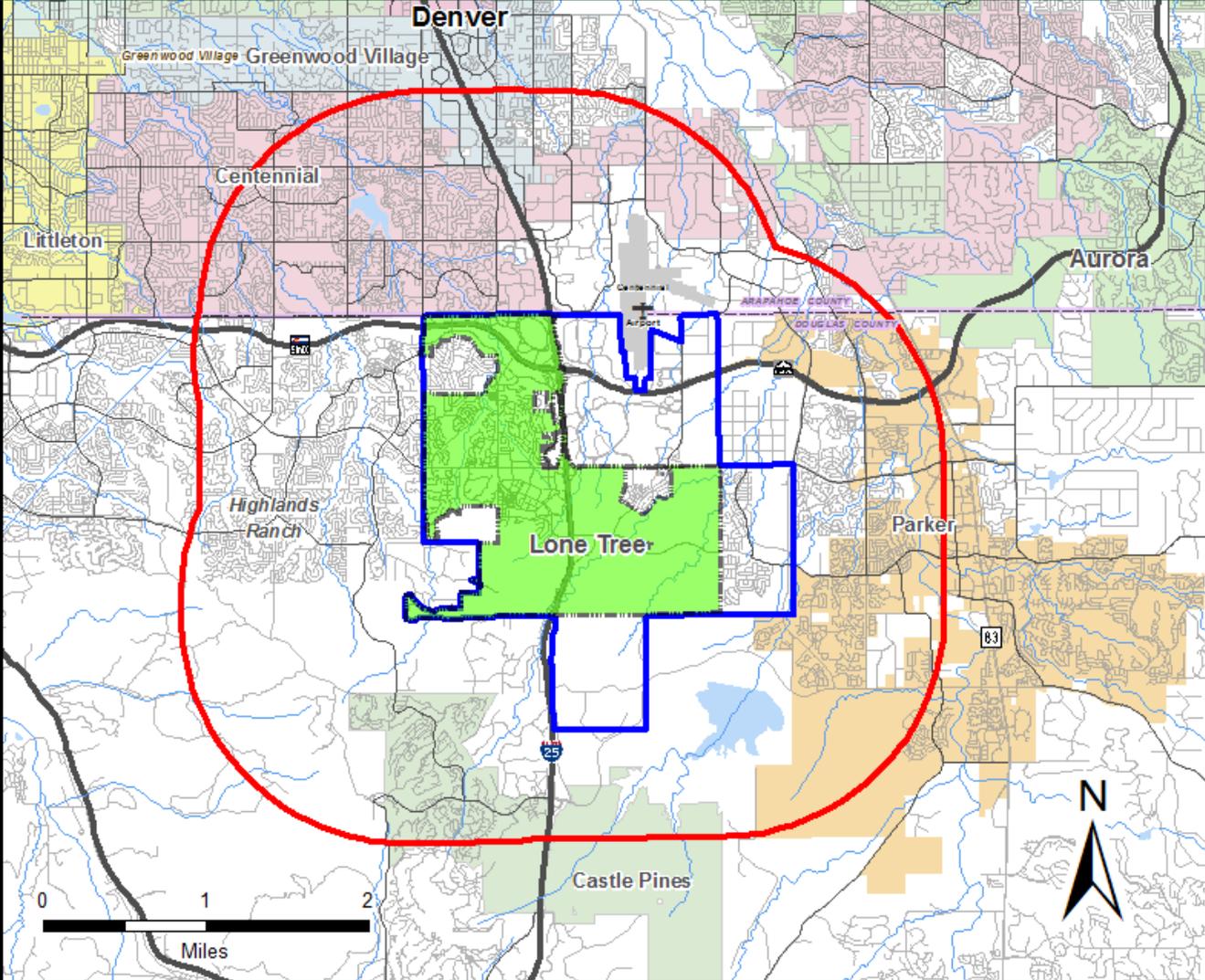
The Three-Mile Plan incorporates by reference the service plans of water, sewer, metropolitan, transportation, parks and recreation, and other special districts serving that portion of Lone Tree's three-mile area, except any portion of such plans that are inconsistent with the City of Lone Tree's Comprehensive Plan.

SECTION 6 - UTILITY SERVICE PLANS

The Three-Mile Plan incorporates by reference the service plans of the utilities which furnish light and power for that portion of the three-mile area approved by the City of Lone Tree, and all other service plans within the area except any portion of such plans which are inconsistent with the City of Lone Tree's Comprehensive Plan.

SECTION 7 - MAPS

City of Lone Tree Three-Mile Plan Map



- Legend**
- Three-Mile Planning Area
 - Incorporated City Boundary 2016
 - Planning & Growth Area
 - County Boundary
 - Highways
 - Streets

Updated: July, 2016



Map produced by the City of Lone Tree for informational purposes only and shall not be used for locational data, surveying, engineering or legal use. All locations are approximate and may be subject to change. July 2015.



Land Use

Map 1.1
Comprehensive Master Plan 2035
Revised August 2014



Legend

Comprehensive Master Plan Areas:

- Non-Douglas County Based Municipalities
- Chatfield Urban Area
- Primary Urban Area (PUA)
- Rural Communities
- Separated Urban Area (SUA)
- Non-Urban Area

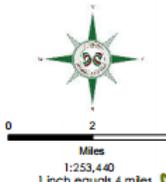
- County Boundary
- Townships
- Lakes
- Intermittent Lakes
- Streams
- Interstate
- US Highway
- State Highway
- Toll Highway
- Major Road

Municipal Planning Areas:

- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Castle Rock IGA Boundary & Buffer Area
- Parker IGA Boundary & Buffer Area
- Municipal Planning Area Inclusive of County PUA/SUA

Significant Open Space & Parks:

- Open Space
- County Open Space Within Incorporated Areas
- Parks
- Pike National Forest

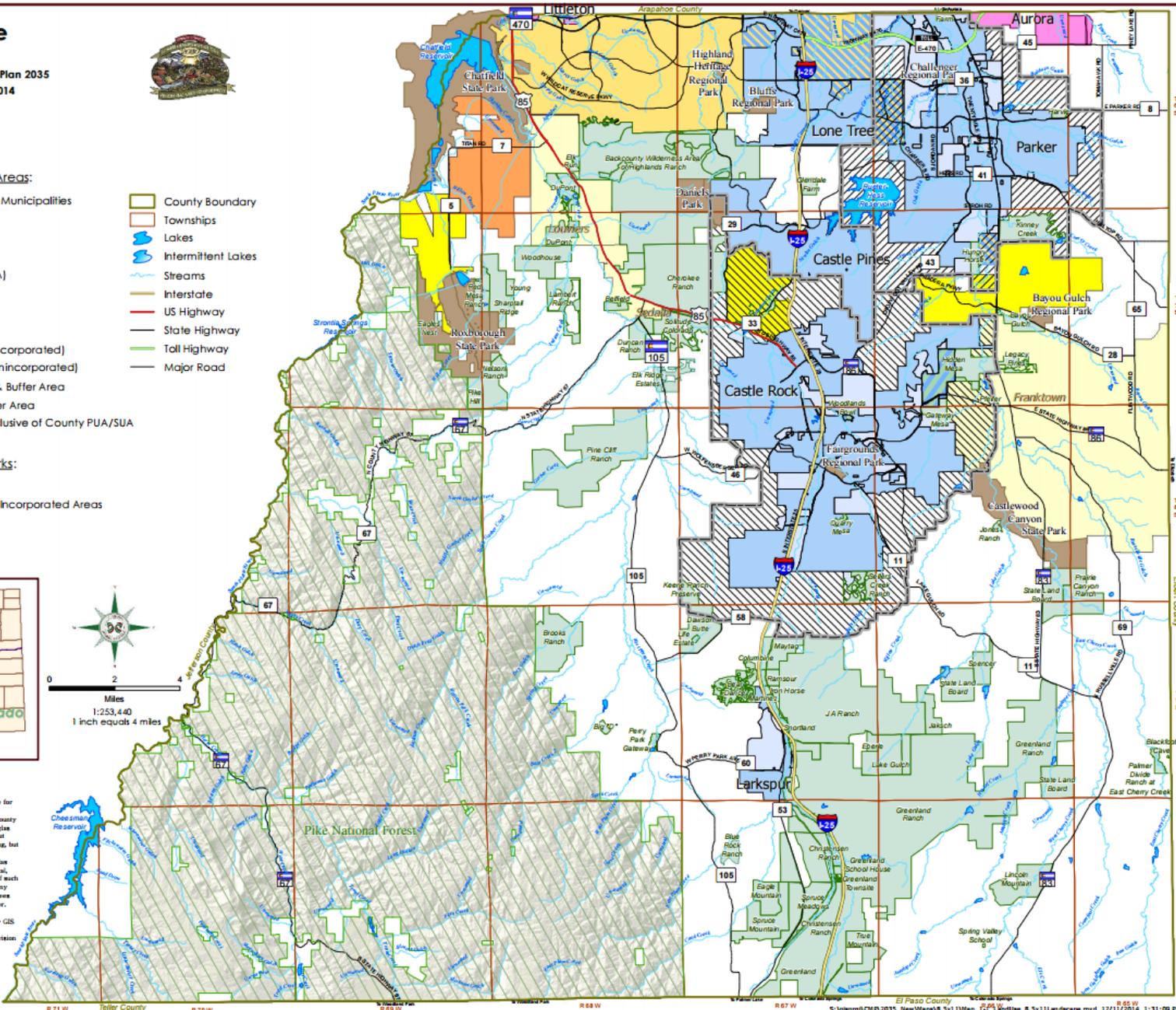


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Douglas County GIS Division
Philip S. Miller Bldg., 100 Third St.
Castle Rock, Colorado 80104



**CITY OF LONE TREE
RESOLUTION NO. 16-20**

**A RESOLUTION APPOINTING MEMBERS TO THE CITIZENS' RECREATION
ADVISORY COMMITTEE FOR THE CITY OF LONE TREE**

WHEREAS, by Resolution No. 06-09, the City Council created the Citizens' Recreation Advisory Committee (the "Committee") which promotes the City's recreation opportunities and services, and develops recommendations to improve these opportunities and services; and

WHEREAS, Resolution No. 06-09, established the Committee membership to seven (7) members; and

WHEREAS, there is currently one vacancy on the Committee due to the resignation of Jay Carpenter on May 17, 2016. Mr. Carpenter's term expires on December 31, 2016; and

WHEREAS, the City Council desires to appoint a member to that vacancy, such appointment to be effective on the date of expiration of the previous term.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF LONE TREE, COLORADO:**

That Tom Kammer is hereby appointed to the Citizens' Recreation Advisory Committee for the vacancy created by the resignation of Jay Carpenter for the remainder of his term, which expires on December 31, 2016. Mr. Kammer's appointment is effective as of the date of Jay Carpenter's resignation.

APPROVED AND ADOPTED THIS 2nd DAY OF AUGUST, 2016

CITY OF LONE TREE

Jacqueline A. Millet, Mayor

ATTEST:

Jennifer Pettinger, CMC, City Clerk

(S E A L)