



## Lone Tree City Council Agenda Tuesday, January 19, 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. Contact the City Clerk if special arrangements are needed to attend (at least 24 hours in advance).

---

### 4:30pm Study Session Agenda

1. May 3, 2016 Election Discussion
  2. Entertainment District Park Master Plan (SSPRD)
  3. Presentation on County Line Road Improvements
  4. **Resolution 16-XX, ADOPTING THE DOUGLAS COUNTY LOCAL HAZARD MITIGATION PLAN**
  6. **Resolution 16-XX, ADOPTING THE DOUGLAS COUNTY DISASTER RECOVERY PLAN**
- 

### 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 January 5, 2016 Regular Meeting
    - b. Claims for the Period of December 28, 2015 – January 11, 2016
    - c. Treasurer's Report for November 2015
  9. Community Development
    - a. *Public Testimony:* RidgeGate Section 22, Filing 1 (Tract GG or the Retreat at RidgeGate) Preliminary Plan and Sub-area Plan Project SB15-57R (continued from December 1, 2015)
  10. Administrative Matters
    - a. **Resolution 16-06, CALLING FOR THE REGULAR BIENNIAL CITY ELECTION FOR THE CITY OF LONE TREE**
  11. Council Comments
  12. Adjournment
-

### City of Lone Tree Upcoming Events

More info available at [www.cityoflonetree.com](http://www.cityoflonetree.com) and [www.lonetreeartscenter.org](http://www.lonetreeartscenter.org)

- Candidate Orientation (for the May 3<sup>rd</sup> Election) will be on Monday, February 1<sup>st</sup> at 10:00 a.m. at the Municipal Offices, 9220 Kimmer Dr. #100, More info at [www.cityoflonetree.com/election](http://www.cityoflonetree.com/election)
- Christine Ebersole: Big Noise from Winnetka, Thursday, January 21<sup>st</sup>, 7:30 p.m., LTAC Main Stage
- Commissioners' Choice: Opening Reception, Friday, January 22<sup>nd</sup> 6:00-7:00 p.m., LTAC Lobby
- Yesterado: Stories of Colorado When it was Young, January 25-27, 10:00 a.m., LTAC Main Stage
- Reunion '85: January 28 – February 13<sup>th</sup>, LTAC Main Stage

**MINUTES OF A REGULAR MEETING  
OF THE COUNCIL OF THE  
CITY OF LONE TREE  
HELD  
January 5, 2016**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, January 5, 2016, at 6:00 p.m., at the Lone Tree City Council Chambers located at 8527 Lone Tree Parkway, Lone Tree, Colorado 80124.

---

Attendance

In attendance were:

James D. Gunning, Mayor  
Jacqueline Millet, Mayor Pro Tem  
Harold Anderson, Council Member  
Kim Monson, Council Member  
Susan Squyer, Council Member

Also in attendance were:

Seth Hoffman, City Manager  
Jennifer Pettinger, City Clerk  
Torie Brazitis, Assistant to the City Manager  
Jeff Holwell, Economic Development Director  
Chief Jeffery Streeter, 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, City Attorney, White, Bear and Ankele, P.C.  
John Cotten, Public Works Director, TTG Corp.

---

Call to Order

Mayor Gunning called the meeting to order at 6:00 p.m., and observed that a quorum was present.

---

Executive Session

Mayor Gunning announced City Council intends to convene in Executive Session. Neil Rutledge, City Attorney, stated the Executive Session is for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e) and for discussion of specialized details of security arrangements or investigations under C.R.S. Section 24-6-402(4)(d)(612).

Council Member Anderson moved, Mayor Pro Tem Millet seconded, for City Council to recess and convene in Executive Session for the reasons stated. The motion passed with a 5 to 0 vote.

Council adjourned to an Executive Session at 6:00 p.m.

Mayor Gunning convened the Executive Session at 6:12 p.m., following a short recess.

The Executive Session was adjourned at 6:54 p.m.

Mayor Gunning reconvened the meeting in Regular Session at 7:02 p.m., following a short recess.

\_\_\_\_\_

Pledge of Allegiance

Mayor Gunning 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

There was no public comment.

\_\_\_\_\_

Announcements

Mayor Gunning announced upcoming events.

Caroline Hauer, Youth Commissioner, gave Council an update on the Youth Commission.

\_\_\_\_\_

Presentations

There were no presentations.

\_\_\_\_\_

Consent Agenda

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

- *Minutes of the December 1, 2015 Regular Meeting*
- *Claims for the period of November 23 – December 28, 2015*
- *Treasurer's Report for October 2015*

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

---

### Public Works

*Approval of Pedestrian Bridge Preconstruction Contract with Hamon Construction*

*Approval of Pedestrian Bridge Design/Development Contract with Fentress Architects*

Phil Buckley, Corum Real Estate Group and Project Consultant, introduced the item.

Council Member Anderson moved, Mayor Pro Tem Millet seconded, to authorize the City Manager to sign a Pedestrian Bridge preconstruction agreement with Hamon Construction for an amount not to exceed \$51,000.00. The motion passed with a 5 to 0 vote.

Council Member Squyer moved, Council Member Anderson seconded, to authorize the City Manager to sign a Pedestrian Bridge Schematic Design contract with Fentress Architects not to exceed \$174,150.00. The motion passed with a 5 to 0 vote.

---

### Administrative Matters

*Motion Authorizing City Manager to Sign Banking Services Agreement*

Kristin Baumgartner, Finance Director, introduced the item.

Council Member Monson moved, Mayor Pro Tem Millet seconded, to authorize the City Manager to sign a banking services agreement with UMB Bank for a five-year term. The motion passed with a 5 to 0 vote.

---

### **Resolution 16-01, REGARDING ANNUAL ADMINISTRATIVE MATTERS FOR THE CITY OF LONE TREE FOR 2016**

Neil Rutledge, City Attorney, introduced the item.

Mayor Pro Tem Millet moved, Council Member Anderson seconded, to approve **Resolution 16-01, REGARDING ANNUAL ADMINISTRATIVE MATTERS FOR THE CITY OF LONE TREE FOR 2016**. The motion passed with a 5 to 0 vote.

---

***Public Hearing: Emergency Ordinance 15-06, PROVIDING FOR THE CREATION OF THE LONE TREE BUSINESS IMPROVEMENT DISTRICT BOARD OF DIRECTORS (Affirmation)***

Mayor Gunning opened the public hearing at 7:26 p.m.

Jeff Holwell, Economic Development Director, introduced the item.

Mayor Gunning opened the public hearing for comment at 7:30 p.m.

The public hearing was closed at 7:30 p.m.

Council Member Anderson moved, Council Member Monson seconded, to affirm **Emergency Ordinance 15-06, PROVIDING FOR THE CREATION OF THE LONE TREE BUSINESS IMPROVEMENT DISTRICT BOARD OF DIRECTORS**. The motion passed with a 5 to 0 vote.

***Resolution 16-02, APPOINTING A MEMBER TO THE AUDIT COMMITTEE***

Council Member Monson introduced the item.

Council Member Monson moved, Council Member Squyer seconded, to approve **Resolution 16-02, APPOINTING A MEMBER (Scott Sperberg) TO THE AUDIT COMMITTEE**. The motion passed with a 5 to 0 vote.

***Resolution 16-03, APPOINTING MEMBERS TO THE CITIZENS' RECREATION ADVISORY COMMITTEE***

Mayor Pro Tem Millet introduced the item.

Mayor Pro Tem Millet moved, Council Member Monson seconded, to approve **Resolution 16-03, APPOINTING MEMBERS TO THE CITIZENS' RECREATION ADVISORY COMMITTEE**; David Lawful is hereby retroactively appointed to the Committee to fill the vacancy created by the resignation of Levi Schroeder, for the remainder of his term which expires on December 31, 2017. Peter Howell is hereby retroactively appointed to the Committee for a three (3) year term beginning on January 1, 2016 and expiring on December 31, 2018. The motion passed with a 5 to 0 vote.

***Resolution 16-04, APPOINTING MEMBERS TO THE PLANNING COMMISSION***

Council Member Squyer introduced the item.

Council Member Squyer moved, Council Member Anderson seconded, to approve **Resolution 16-04, APPOINTING MEMBERS TO THE PLANNING COMMISSION**; Daryl Heskin is hereby retroactively appointed to the Planning

Commission to fill the vacancy created by the resignation of Roy Kline, for the remainder of his term which expires on December 31, 2016. Kevin Spencer is hereby retroactively appointed to the Planning Commission for a three (3) year term beginning on January 1, 2016 and expiring on December 31, 2018. Richard Rodriguez is hereby retroactively appointed to the Planning Commission for a three (3) year term beginning on January 1, 2016 and expiring on December 31, 2018. The motion passed with a 5 to 0 vote.

---

***Resolution 16-05, REAPPOINTING MEMBERS TO THE NOXIOUS WEED ADVISORY BOARD***

Mayor Pro Tem Millet moved, Council Member Squyer seconded, to approve **Resolution 16-05, REAPPOINTING MEMBERS TO THE NOXIOUS WEED ADVISORY BOARD**; Sharon Van Ramshorst is hereby retroactively reappointed to the Board for an additional three (3) year term beginning on January 1, 2016 and to expire on December 31, 2018. Seth Hoffman is hereby retroactively reappointed to the Board for an additional three (3) year term beginning on January 1, 2016 and to expire on December 31, 2018. The City Department of Public Works Director retroactively reappointed to the Board for an additional three (3) year term beginning on January 1, 2016 and to expire on December 31, 2018. The motion passed with a 5 to 0 vote.

---

Adjournment

There being no further business, Mayor Gunning adjourned the meeting at 7:49 p.m.

Respectfully submitted,

---

Jennifer Pettinger, CMC, City Clerk



**CITY OF LONE TREE  
STAFF REPORT**

**ADDENDUM TO STAFF REPORT DATED NOV. 20, 2015  
(DECEMBER 1, 2015 COUNCIL MEETING)**

**TO:** Mayor Gunning and City Council

**FROM:** Kelly First, Community Development Director  
Jennifer Drybread, Senior Planner

**DATE:** January 12, 2016

**FOR:** January 19, 2016 City Council Meeting

**SUBJECT:** RidgeGate Section 22, Filing 1  
(Also known as Tract GG or The Retreat at RidgeGate)  
Project SB15-57R

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

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

---

**Planning Commission Meeting Dates:** October 13 and 27, 2015  
**City Council Meeting Date:** December 1, 2015 and Jan. 19, 2016

---

**A. BACKGROUND SUMMARY:**

At the December 1, 2015 City Council meeting, the project was presented to City Council by staff and the applicant. The Council continued the application to January 19, 2016 based on Council concerns, which generally centered on the intensity of development relative the overall massing of the project and the goal of providing a natural transition to the bluffs. These considerations are part of the design review standards for

the property as described in the RidgeGate Residential West Village Sub-Area Plan (excerpt follows).



#### 4.1.9 Planning Area #11

The following standards shall apply to development within the area designated in the *RidgeGate Planned Development District* document as R/MU Planning Area #11. Refer to Exhibits 7.1b in the Appendix.

##### Standards

- The detailed site plan for R/MU Planning Area #11 will provide for the reconfiguration of the southern portion of that parcel, surrounded by the bluffs, to allow for its shifting to the northern half of the valley area, thereby preserving the middle and southern area. It is recognized that such shifting may entail development on slopes exceeding 20 percent in this particular parcel (irrespective of previous references indicating that slopes greater than 20 percent would be in open space), in which case appropriate mitigation measures for development shall be employed. The site plan for this parcel will be prepared in consultation with the Division of Wildlife. Additional requirements in this area may involve the maintenance of natural vegetation and restricted landscaping through building envelopes and the consideration of a regional trail through the area. The site plan will consider alternative residential development design, including reduced street width, common open space areas, and a mix of housing types. The design shall also incorporate common building materials and a palette of building colors for homes in this area. Low-profile and stair-stepped buildings will be considered in the areas that are located along the toes of the bluffs, in order to conform to the topography.
- Planning Area #11 boundaries may be reconfigured or reduced to preserve tree and brush vegetation, wildlife areas, and significant views to the south from Planning Area #11 and views to the west from Interstate 25.
- All development proposed within Planning Area #11 is subject to review by the City of Lone Tree Planning Commission and approval by the City Council prior to or concurrent with platting. Plats in these areas may include designation of building envelopes. Submittal requirements may include (but are not limited to) proposed building massing (which may involve height limitations and/or low-profile and stair-stepped buildings); architectural elevations; materials; colors; landscaping; fencing; and lighting. Other information necessary to determine the overall design, character and quality of the project for consistency with the Sub-Area Plan, the City of Lone Tree Design Guidelines, and the overall goal of providing a natural transition to the bluffs may be required.
- In addition to all development in Planning Area #11, residential development located adjacent to the southern open space planning areas along the toe of the bluffs is subject to the above City review and approval process. This shall apply to development located within 250 feet from the open space, or the average depth of the lot, whichever is greater.
- A Wildfire Hazard Assessment, consistent with Douglas County's Wildfire Mitigation Standards, will be required to be submitted to the Lone Tree Community Development Department at the time of subdivision of any plat for Planning Area #11. Suggested mitigation measures may be required as a condition of subdivision approval. On-going maintenance measures to minimize the potential for wildfire may be required to be incorporated in the Covenants, Conditions and Restrictions (CC & Rs) for Planning Area #11.

#### 4.2 Architectural Standards

##### 4.2.1 Architectural Style

###### Concept

- Architectural styles that are complementary and consistent with each other and the landscape. It is

At the Planning Commission meeting of October 27, 2015, the Planning Commission made a motion to approve the project, which resulted in a split 3-3 vote. The following excerpt from the minutes of that meeting highlights the nature of the concerns:

Commissioner Mikolajczak read from a prepared statement and acknowledged the work the applicant put into the project. However, his objection could be summarized by its visual impacts on the bluffs. Although Tract GG lots are 49% larger than Montecito lots, the 2 foot and 12 foot side setbacks are still far too close. He cited the Comprehensive Plan Section 1, Land Use Goal (Policy 1, p. 12), which calls for supporting a diversity of housing types. He felt the proposed development was too similar to Montecito. He cited Comprehensive Plan polices "Achieve a balanced mix and distribution of land uses in Lone Tree, avoiding undesirable duplication or imbalance, and fostering a live, work, and play environment (Comprehensive Plan, Section 1, Policy 9, p. 16)." The preservation and enhancement of the natural environment is paramount to the overall development concept in the City of Lone Tree. Characteristics of the area's physical environment are also determining factors in why people desire to live in this area. Mountain views, open spaces, native wildlife, and an attractive built environment are a few of the desirable characteristics that attract people to the City and its environs (Subarea Plan, Planning Area 11). Identifying and protecting these key resources remain an important focus in the planning and development review process. The visual environment was also important to Lone Tree residents, and the City takes measures to ensure that this will continue long into the future through development standards, design guidelines, and beautification efforts.

He believes that this project needs to be transitional to future homes up on the Mesa. As an example, Bluffmont Heights and North Sky, although they had typical lots and three-story backsides of homes, are further back to protect the views and enjoyment of the Willow Creek Trail up to Lonehenge.

He continued, that with the Tract GG development of homes along Cottonwood Creek drainage, there will not be the total openness Willow Creek enjoys. He said 50 vs 70 homes would at least provide greater viewing opportunity and thus dramatically improve the experience for those using the trail and those living there.

He cited some statistics regarding 50 as opposed to 70 homes.

- 70 homes, having an average 9,862 sf lots (less than 1/4 acre) = 690,340 sf total = 15.8 acres.
- 690,340 sf / 50 lots = 13,806 sf avg per lot (almost 1/3 acre)
- 13806 sf – 9862 sf = 3944 sf extra to each lot on average, provides 40% larger lots, which if applied to side setbacks provides a substantial increase in visual enjoyment.

He believed that ranch style homes on all lots would be best, but if 2 story option was a must, then he believed that requiring ranch style homes on lots 1, 2, 7 through 29, 50, 56-58, 67-70, which is essentially all higher north perimeter lots and end lots, would help provide a better view of the drainage area and the hillside of the bluffs.

Commissioner Kirchner stated that his objection mirrored what Commissioner Mikolajczak said. At the first work session in May he asked for a visual that shows the project itself viewed from the trail, and he did not think that this particular property can accommodate the massing and density of houses in a way that reduces the environmental and visual impacts as stated in the sub area plan. He did not feel that the proposed density and mass serves the community of Lone Tree and the Montecito community. He stated that if it came back as a small project, suggesting something around 50 units, he would support it. He did not like the small setbacks between the buildings. He did not like the three-story look of the building when viewed from the trail – the walkouts, though creating nice views for homeowners, create three-story massing. He stated that over 50 of the planned units face north/northeast so that what is seen from the road and trail are mostly 2-3 story buildings. If something came back with lower density, it would stand a much better chance of getting a recommendation.

Chair Sippel stated her agreement with everything Commissioners Mikolajczak and Kirchner said. She believed that the massing and number of lots is too high and that they seemed crowded into the area. She did not like the minimum setbacks and felt the buildings were too large. She thanked the Montecito residents for attending and providing input. When she looked at what was originally approved with the plat for Montecito, and what was actually built by Century, they were two totally different things. She could not recommend this to city council or put her name on something that could develop the same way. She felt some of the lots should be removed and converted to open space. The bluffs are a very important visual and recreation amenity for Lone Tree residents, and builders should carefully consider the visual and environmental consequences when developing in those areas. She supported the staff recommendation that the access road remain open – that this was important for fire safety, as she is a homeowner that has only one ingress-egress into her neighborhood. This project has grown, and though it was originally larger, it has taken over the entire valley. She stated that the static simulations were not what they were looking for; but they showed without a doubt the massing and density of the subdivision.

A number of Lone Tree residents have expressed concern for the project, and their comments are included in the Council's December 1, 2015 packet. Since then, and as of the date of this report, five additional emails have been received by residents of the Montecito neighborhood. Copies of the emails are attached to this report.

**B. PROPOSED PLAN REVISIONS:**

The applicant has made revisions to the proposed preliminary plan as outlined more specifically in their letter dated January 11, 2016 and the revised plan, both of which are attached.

In summary:

- The total number of lots has been reduced from 70 to 65
- Five lots have been eliminated from the northwestern portion of the property, and 40-foot high retaining walls previously proposed in that area are no longer necessary
- Several lots have been widened and building separation between homes increased
- The main road has shifted south, eliminating a tier of retaining walls along the bluffs (north of Lots 17-23)
- A gap has been added between lots 31 and 32
- The pedestrian bridge has been eliminated
- Previous central gathering space has been split into two smaller areas. (Staff notes that the local park dedication formula and any cash-in-lieu of park land requirement will be evaluated at the final plat stage)

Should the Council support the changes, the plan will be refined and detailed as part of the final plat and sub-area plan submittals at the next stage of application review.

**C. STAFF RECOMMENDATION:**

Staff finds that the applicant's proposed plan is not in conflict with the previous staff recommendation for approval. Staff recommends Council conditionally approve the Preliminary Plan, provided the Council's concerns have been adequately addressed. Staff's recommended conditions are as follows:

1. The applicant shall provide wildfire mitigation measures as called for in the proposed Sub-Area Plan chapter on Planning Area 11 in the CC&Rs to be recorded with the final plat.
2. The applicant shall post a large map in the sales office and provide a map to purchasers and prospective purchasers of lots in Tract GG that shows the extension of Cabela Drive to the bluffs, with a note that states that there are a maximum of 346 residential units permitted by zoning on the mesa tops. The applicant will also post signs with the same information and a map along the extension of Cabela Drive, with such signs to be maintained by the Rampart Range Metro District.

3. The developer shall provide information to residents about living with wildlife when they buy their homes, available through the Colorado Parks and Wildlife offices.
4. Final approval by the Public Works Department.
5. The final plat and final sub-area plan amendment are subject to review and approval by the City Council. As part of that process, the applicant shall provide detailed plans for retaining walls, project landscaping, gathering areas, and the pump house.

**D. ATTACHMENTS:**

- Public comments received following December 1, 2015 Council meeting (as of date of this staff report)
- Applicant letter dated January 11, 2016
- Proposed Revised Plan

END



January 11, 2016

City of Lone Tree  
Jennifer Drybread  
9220 Kimmer Drive, Suite 100  
Lone Tree, CO 80124

**Re: RidgeGate Tract GG (Retreat at RidgeGate)– Site Plan Revision #2**

Jennifer,

The attached site plan is in response to the City Council's request for a reduction in density from our previously proposed seventy (70) lot site plan.

We believe the attached revised site plan responds to all of the concerns of City Council from our December 1<sup>st</sup>, 2015 hearing and subsequent feedback as conveyed to us by staff.

- The first and foremost concern of City Council was the lack of a “natural transition” to the bluffs.
  - The previous site plan had eight (8) lots that cut into the bluffs on the northwestern side of the community. City Council requested we remove these lots to open up the area to the bluffs.
    1. The revised site plan removes and redesigns the lots in this area to improve the transition to the bluffs. This effort eliminates the respective 40 feet of retaining walls in this area.
    2. When driving through the community, residents will have an unobstructed view of the bluffs in this location.
    3. Six (6) lots are expanded in width (Lots 32-37) and have over 20 feet of building separation providing greater views of the bluffs between the homes.
    4. The main road is pulled down (south) and away from the bluffs, thereby eliminating one full tier of retaining walls along the bluffs (north of Lots 17-23).
    5. A large gap area is created between Lots 12 and 13 and 14 through 16, thereby protecting a significant section of the bluffs from land development and grading activities.
    6. This redesign enhances the views from the East – West Regional Trail.
- City Council also commented that the proposed building separation of 12 feet created too much massing.
  - The revised site plan widens 10 lots along the bluffs, and provides more than 20 feet of building separation between the lots, more specifically Lots 14-23. The prior submitted site plan showed 72 foot wide lots along the first cul-de-sac. The revised plan now provides an average of 82 feet in

width on these lots. This revision has added close to an additional 10 feet of building separation between homes.

- Additionally, Lots 56 through 63 are widened to an average of 90 feet. The building separation on these lots increases from 12 feet to close to 30 feet.
  - The revised plan widens view angles between homes.
  - The revised plan increases the average lot size.
  - The revised site plan removes one lot from the span of Lots 24 to 33 and widens Lots 25 through 31 by 3 feet each, allowing for a building separation of 15 feet across this stretch of homes.
- City Council did not have any concerns with the emergency access road that connected the two cul-de-sacs.
    - This 1,100 linear foot road has been added back into the revised site plan.
  - The revised site plan addresses all concerns related to:
    - Massing;
    - density;
    - natural transition to the bluffs; and
    - reduction of retaining walls.
  - Due to the reduction in lots, the pedestrian bridge has been removed. This change:
    - creates less disturbance to the channel;
    - reduces retaining walls along the channel; and
    - eliminates safety concerns for small children.
  - The previous central gathering space has been split into two separate, more intimate gathering/mailbox locations.
    - Future residents are “living” within nature and the views of the bluffs and the drainage channel becomes their shared amenity.

We are pleased to present the revised site plan and welcome your full support.

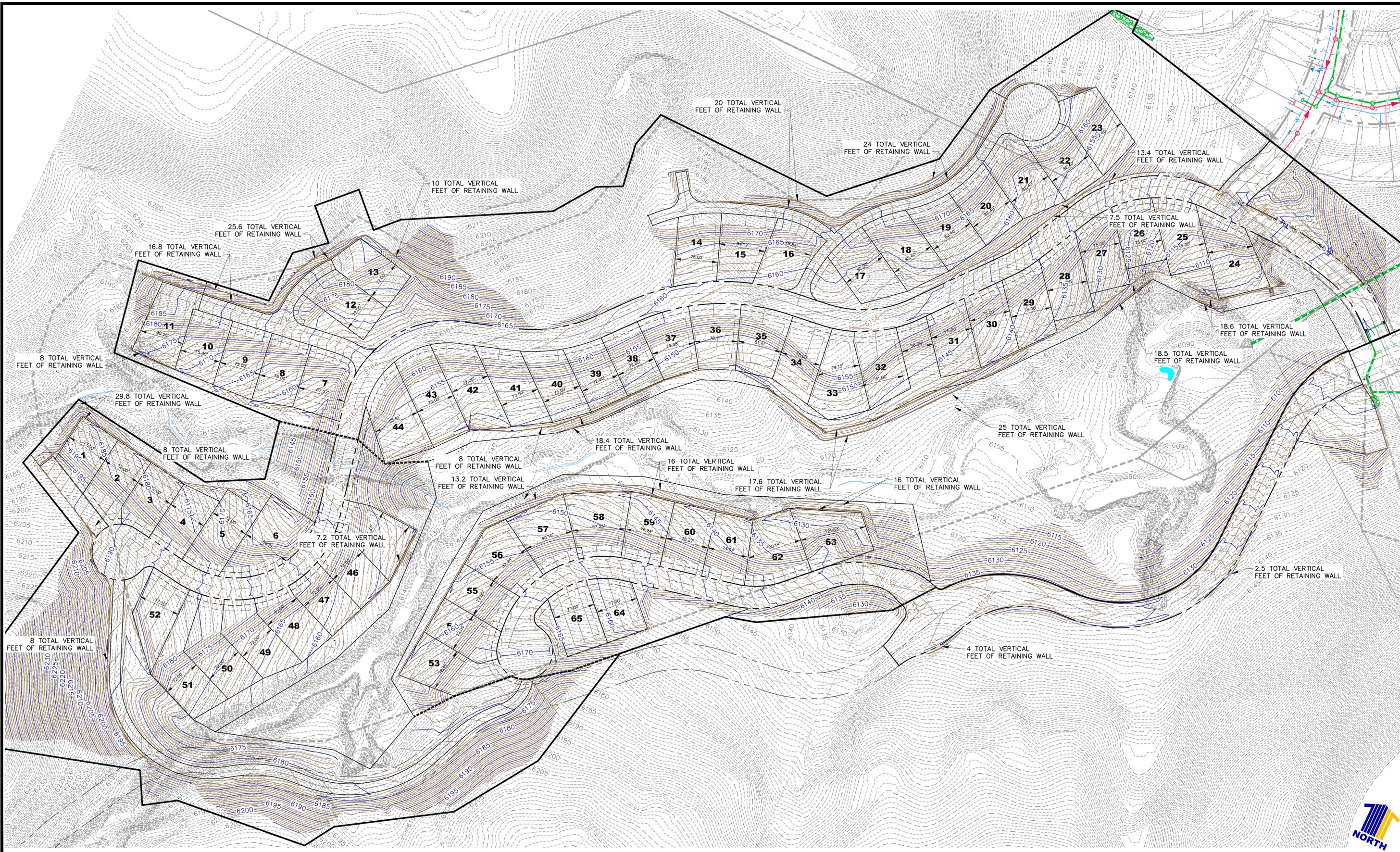
Thank you for your time and consideration in this matter.

Respectfully,



Lisa A. Albers, P.E.  
Senior Director of Entitlements/Forward Planning

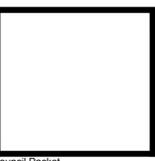
PATH: P:\CENTURY RG TGG\CADD\EXHIBITS\PRELIM\GRADING\_OPTION2.DWG  
 PLOTTED BY: Rod Sigmund PLOT DATE: 1/11/2016 2:11 PM  
 XREFS: 108ASE\_65\_11ANNO\_10EUT\_W-Wellands-RECVD\_W-Wellands\_



DATE	REVISION	DESCRIPTION
	6	
	5	
	4	
	3	
	2	
	1	

Drawing Name <b>X-PrelimGrading_Option2.dwg</b>
Job Number <b>CENTURY RG TGG</b>
Prepared For <b>CENTURY</b>

Designer <b>RLS</b>	Drafter <b>RLS</b>	Checked <b>TAJ</b>
------------------------	-----------------------	-----------------------



  
 Calibre Engineering, Inc.  
 9090 South Ridgeline Boulevard, Suite 105  
 Highlands Ranch, CO 80129 (303) 730-0434  
 www.calibre-engineering.com  
 Construction Management Civil Engineering Surveying

**RIDGEGATE - TRACT GG**  
**PRELIMINARY**  
**GRADING PLAN - OPTION 2 (65 LOTS)**

Sheet <b>2</b> of 3
Date <b>JANUARY 11, 2016</b>

## Jennifer Drybread

---

**From:** Jennifer Drybread  
**Sent:** Thursday, December 17, 2015 9:28 AM  
**To:** Jennifer Drybread  
**Subject:** FW: New Century Development

From: Greg Zallaps <[gzal@aol.com](mailto:gzal@aol.com)>  
To: jackie.millet <[jackie.millet@cityoflonetree.com](mailto:jackie.millet@cityoflonetree.com)>  
Cc: ejonesbowlie <[ejonesbowlie@yahoo.com](mailto:ejonesbowlie@yahoo.com)>  
Sent: Tue, Dec 8, 2015 8:24 pm  
Subject: New Century Development

Hi Jackie,

My name is Greg Zallaps. Beth and I currently reside at 10501 Montecito Drive in the Montecito at Ridgeway subdivision. I would like to express my concerns regarding the new proposed Century subdivision.

As I mentioned before, Beth and I currently own a Century home. We witnessed first hand Centuries poor building quality along with many unethical business practices. Due to many misrepresentations and the poor quality of our home, we actually took Century to mediation. To make a long story short, we settled with Century regarding our claims of misrepresentations and had many of the poor quality workmanship issues resolved. To be honest, this was one of the worst building experiences we have ever encountered. We even told many perspective buyers not to buy a Century home because of the poor quality and the unethical business practices Century engaged in.

As you probably are aware, Beth and I not the only residents unhappy with Century. I have spoken with many neighbors, and they also have strong resentment towards Century. I would recommend you read many of the BBB complaints on Century, and you will find a common theme of strong resentment and disliking towards Century.

Besides the poor quality of a Century home along with their many misrepresentations, here are my concerns regarding the proposal of the new subdivision.

The first issue regards the number of homes proposed. As a developer of a small subdivision in Littleton, I have some background in the development of open space. I want to make it clear I am not opposed to development as leaving land as open space in most cases is not realistic. All I would like the City of Lone Tree to do is consider the density of homes on that parcel of land along with imposing some height restrictions. That piece of land can really have some nice homes along with preserving the beauty of that area. It can be a win/win situation for everyone if that land is developed properly.

The second issue regards the use of retaining walls. If Century is allowed to incorporate huge man made block retaining walls like the retaining walls used in Montecito, those retaining walls without a doubt will ruin the beauty of that area. You have a perfect example of what man made block retaining walls look like as that is what is used in Montecito. These type of retaining walls are not natural looking and would not fit in the proposed area. There are many more natural looking retaining walls that would fit that area better. Look at Cabela's retaining walls as those are more natural looking or use natural stone walls. I would ask the City of Lone Tree not to approve man made block retaining walls but use more of a natural looking stone.

The third issue regards the landscaping Century is proposing. The landscape they proposed on the prior proposal was very poor and inadequate. Do not let the pretty colors and big circles fool you in making it look like the landscaping in the subdivision will be beautiful. I owned my own landscaping company for ten years, so I know what a good landscape plan is. The plan they presented would be a negative to the area. Their landscape plan was very comparable to our subdivision which is absolutely horrible. To be honest, our subdivision's landscaping is one of the worst in Lone Tree. Please look at our subdivision landscaping, and you will see how poorly landscaped it truly is. A great example of a beautifully landscaped subdivision is the Backcountry in Highlands Ranch. That is what the City of Lone Tree should be striving for regarding the landscaping of that parcel of land. The native grass is grown properly, the landscape retaining walls are natural, and the plant material used is beautiful. Please drive in that subdivision and you would get a great idea of what a good landscaping plan should look like.

To wrap this up, I would like the City of Lone Tree to not consider Century as a builder due to their poor quality of homes and unethical business practices. If the City of Lone Tree still wants to work with Century, I would like you to consider the density of homes to be much less, take into consideration the height of the homes, and lastly really look closely at the landscaping of the subdivision and how the landscaping would affect the surrounding area.

I appreciate you taking the time to read my concerns and truly hope you will consider what my suggestions are. Just keep in mind that the residents will be here much longer than Century and if Century creates another community as poor as the Montecito at Ridgeway Community, it will be another negative for the community of Lone Tree.

**Jennifer Drybread**

---

**Subject:** FW: [Fwd: Re: Another concerned Montecito resident]

**From:** Jim Gunning [<mailto:jimgunning@comcast.net>]  
**Sent:** Tuesday, January 12, 2016 10:20 AM  
**To:** Seth Hoffman <[Seth.Hoffman@cityoflonetree.com](mailto:Seth.Hoffman@cityoflonetree.com)>; Gary White <[gwhite@wbapc.com](mailto:gwhite@wbapc.com)>  
**Subject:** Fwd: [Fwd: Re: Another concerned Montecito resident]

FYI-2

Begin forwarded message:

**From:** dott39 <[dott39@q.com](mailto:dott39@q.com)>  
**Subject: Re: [Fwd: Re: Another concerned Montecito resident]**  
**Date:** January 12, 2016 10:11:36 AM MST  
**To:** Greg and Vicki Fong <[gvfong@integrity.com](mailto:gvfong@integrity.com)>  
**Cc:** [jimgunning@comcast.net](mailto:jimgunning@comcast.net), [harold.anderson@cityoflonetree.com](mailto:harold.anderson@cityoflonetree.com), [kim.monson@cityoflonetree.com](mailto:kim.monson@cityoflonetree.com), [susan.squyer@cityoflonetree.com](mailto:susan.squyer@cityoflonetree.com), [jackie.millet@cityoflonetree.com](mailto:jackie.millet@cityoflonetree.com), Wentzlaff Mark & Stephanie <[mwentzlaff@resortinternet.com](mailto:mwentzlaff@resortinternet.com)>, Vicki Fong <[Tohealthvf@yahoo.com](mailto:Tohealthvf@yahoo.com)>, "[spsipple@gmail.com](mailto:spsipple@gmail.com)" <[spsipple@gmail.com](mailto:spsipple@gmail.com)>, "[sean.oneill@cochlear.com](mailto:sean.oneill@cochlear.com)" <[sean.oneill@cochlear.com](mailto:sean.oneill@cochlear.com)>, [rtbellfamily@hotmail.com](mailto:rtbellfamily@hotmail.com)>, Roy Natarajan <[natarajan\\_roy@hotmail.com](mailto:natarajan_roy@hotmail.com)>, Rick & Theresa Wagner <[tswagner02@gmail.com](mailto:tswagner02@gmail.com)>, Montecito HOA Board <[Montecitohoaboard@gmail.com](mailto:Montecitohoaboard@gmail.com)>, MD LL SIMON <[laura.simon.business@gmail.com](mailto:laura.simon.business@gmail.com)>, Matt Zettel <[mattzettel@kw.com](mailto:mattzettel@kw.com)>, Laura Lee Simon <[laura.simon.personal@gmail.com](mailto:laura.simon.personal@gmail.com)>, Kevin Calame <[kevincalame@gmail.com](mailto:kevincalame@gmail.com)>, "[kcatnew@gmail.com](mailto:kcatnew@gmail.com)" <[kcatnew@gmail.com](mailto:kcatnew@gmail.com)>, "[jenhasn@hotmail.com](mailto:jenhasn@hotmail.com)" <[jenhasn@hotmail.com](mailto:jenhasn@hotmail.com)>, Jared Wright <[jmwright63@gmail.com](mailto:jmwright63@gmail.com)>, "[gzal@aol.com](mailto:gzal@aol.com)" <[gzal@aol.com](mailto:gzal@aol.com)>, Dean Ottenbreit <[deano99@q.com](mailto:deano99@q.com)>, "[afowler@lewisfowler.com](mailto:afowler@lewisfowler.com)" <[afowler@lewisfowler.com](mailto:afowler@lewisfowler.com)>

To the city council,

As a Montecito resident, I concur with Greg's points regarding traffic through the neighborhood. I have a couple of additional points that I would like to have considered when making your decision.

Our neighborhood streets were not originally designed as a thoroughfare from one neighborhood to another and do not have enough width to allow for additional traffic. Currently, parking is allowed on one side of our streets and those parking spots are heavily used for overflow

parking. In the past few weeks, we have had snow piled up on the opposite side of the streets, which allows for passage of only one vehicle at a time.

I'm sure that I am not the only resident who has had to yield to oncoming traffic in order to safely maneuver the streets. It happens more often than you would expect.

In addition to snow storage, the "fire lane" side is constantly used by delivery vehicles, moving vans, etc... which also creates a "one vehicle" lane.

Additionally, our neighborhood mailboxes are located on Alicante as well as Ladera Drives. The mailbox locations create daily pedestrian activity as well as short term vehicle parking along the routes which are being considered for additional traffic flow.

Please take all of the above into account before casting your vote.

Thanks you for your time.

Dorna Ottenbreit

On Jan 11, 2016, at 8:11 PM, Greg and Vicki Fong <[gvfong@integrity.com](mailto:gvfong@integrity.com)> wrote:

## Jennifer Drybread

---

**Subject:** FW: [Fwd: Re: Another concerned Montecito resident]

**From:** Dean Ottenbreit <deano99@q.com>

**Subject: Re: [Fwd: Re: Another concerned Montecito resident]**

**Date:** January 12, 2016 11:52:50 AM MST

**To:** Greg and Vicki Fong <gvfong@integrity.com>

**Cc:** jimgunning@comcast.net, harold.anderson@cityoflonetree.com, kim.monson@cityoflonetree.com, susan.squyer@cityoflonetree.com, jackie.millet@cityoflonetree.com, Wentzlaff Mark & Stephanie <mwentzlaff@resortinternet.com>, Vicki Fong <Tohealthvf@yahoo.com>, "spsipple@gmail.com" <spsipple@gmail.com>, "sean.oneill@cochlear.com" <sean.oneill@cochlear.com>, rtbellfamily <rtbellfamily@hotmail.com>, Roy Natarajan <natarajan\_roy@hotmail.com>, Rick & Theresa Wagner <tswagner02@gmail.com>, Ottenbreit Dean & Dorna <dott39@q.com>, Montecito HOA Board <Montecitohoaboard@gmail.com>, MD LL SIMON <laura.simon.business@gmail.com>, Matt Zettel <mattzettel@kw.com>, Laura Lee Simon <laura.simon.personal@gmail.com>, Kevin Calame <kevincalame@gmail.com>, "kcatnew@gmail.com" <kcatnew@gmail.com>, "jenhasn@hotmail.com" <jenhasn@hotmail.com>, Jared Wright <jmwright63@gmail.com>, "gzal@aol.com" <gzal@aol.com>, "afowler@lewisfowler.com" <afowler@lewisfowler.com>

Hello City Council,

I would like to add a few things to Greg's email and just so you know I live across the street from Greg and back up to the proposed entry to the Retreat. I too was a bit shocked at some of the claims of how the extension of Alicante Rd would be so much more beneficial to Montecito residents than anyone else and that couldn't be further from the truth. I also take issue with the minimum amount of traffic that will use Alicante into our neighborhood that the study states. Just like any report, the numbers can be twisted in your favor to make things look beneficial for your agenda. That is what is spewing out of that report right now on their end.

With that in mind I would like to make 3 points in addition to Greg's.

1. Have you seen the width of our streets? They are not built to handle anything more than neighborhood traffic in good weather, our neighborhood traffic, not additional traffic. If you look at them over the past 6 weeks, with the snow piled up, it is more like an obstacle course with cars having to pull over to let others pass and navigate the parked cars, snow piles and delivery vehicles. This is a safety issue and really needs to be considered when looking at opening Alicante because, and I can't stress this enough, the Retreat neighborhood will figure out that it is easier to cut through our neighborhood and we will have another 70+ homes (or less) using our street to get to their destinations north of us. We have lots of little kids in the neighborhood and 3 special needs kids as well. More traffic would be dangerous for all of us and it is a real safety issue. If the fire department is OK with the emergency road then it shouldn't be an issue keeping it one.

2. Whether Montecito residents are heading east or west on Ridgeway I believe that very few of us would use Cabelas Dr to get there. Have you seen the traffic on that street with only Cabelas in the shopping center? It is very busy, so just imagine the traffic once the restaurant, hotel and other businesses open their doors. Turning either direction to Ridgeway from there is not convenient. People will find the path of least resistance and unfortunately for us, if Alicante is connected, they will do what we do now and use the main entrance to head east and the back entrance to head west. There are no lights to contend with and both options offer less resistance to get to the current shopping areas and the proposed ones. Also imagine the increased traffic during the construction phase of The Retreat (the next 3-5 years) with all of those construction vehicles using our

streets to get in and out. You know that they will use it if it is available just like everyone else would, the path of least resistance. Looking into the future, once the homes are built above The Retreat and Cabelas Dr is extended south, you know that there is going to be a traffic light at the entrance of The Retreat and then it would require two left turns at lights to go west on Ridgeway and that will certainly direct people through our neighborhood to avoid those lights.

3. I would also like to reinforce Greg's point that we were sold our lots based upon the information we were provided by the Century sales people, who stated, that the dirt road behind my house was only an emergency fire lane and would never be connected nor would Alicante. Ask anyone in our development and they will tell you the same thing. I realize that the plan showed a connection but you trust what you are told to be truthful and we are finding out that Century will say whatever they need to say to sell their product. This isn't the only time that they have resorted to these tactics as I have heard from other Century community buyers that have experienced similar tales when buying Century homes. So I would also ask, if you do approve their proposed plan, that they are held accountable to all of their promises that they have made to us for increased landscaping, pump house moved, no extra homes built, etc, and not allow them to do anything more or less. According to planning commissioner, Martha Sippel, Montecito is nothing like what she saw in the preliminary plans so they have a track record of doing what they want once approved. They need to be watched!!

I am so upset that what we were sold and what is happening now as they are completely polar opposites. I love(d) my lot and the view and bought it because of those things, plus living in Lone Tree, and thought that I would retire here but if The Retreat is approved I am going to have cars (+ construction traffic) driving 70 feet away from my back yard all day long, I am not sure I can deal with that and I will have to see how things go. It would make things so much worse if more cars are driving by my home on Alicante and down Montecito Dr. If that wasn't enough I also have the model homes built, smack dab, in my view corridor which wasn't what I was sold either. I would also like to ask that you make them build more ranch homes for a lower profile look and move the model homes further up the valley. I guess that is point number 4.

I am pleading with all of you to seriously consider all of our concerns and requests and keep Alicante and emergency lane only!!!!

Thank you for your time and efforts. See you all next week.

Sincerely,  
Dean Ottenbreit  
10665 Montecito Dr  
303-906-1940

On Jan 11, 2016, at 8:11 PM, Greg and Vicki Fong <[gvfong@integrity.com](mailto:gvfong@integrity.com)> wrote:

To the City Council.

Happy New Years!!

We are writing to you regarding the issue of potential traffic between Montecito and Retreat residents that was discussed at the last City Council meeting on 12/1/15.

There were some comments made by Century Communities representatives that didn't make sense to me regarding who would use Alicante Drive more often if it connected the two housing tracts.

Rather than re-stating their comments about estimated traffic, we looked at a map of our neighborhoods and attempted to sketch out a common sense traffic pattern using the connecting road (e.g. Alicante Drive) and based on my review, we believe that this connecting road will create more unnecessary traffic for Montecito residents. See file "Traffic Maps.doc"

Map #1 – Montecito residents WILL NOT use Alicante Drive as a passageway to head east on Ridgeway Parkway towards I-25. We live at the corner of Montecito Drive and Alicante Drive (noted by the gold star on the map). We would never take Alicante Drive to Cabelas Drive to go east on Ridgeway Parkway due to the Cabelas Dr/Ridgeway Parkway traffic light & possible congestion from the retail shopping/future restaurant and new Retreat residents/visitors. We would continue to take Montecito Drive to go east on Ridgeway Parkway. We also believe a majority of my neighbors would take the same streets as they do today and not Alicante Drive.

Map #2 – We are concerned that some of the retail shoppers/restaurant patrons WILL use Alicante Drive as a way to bypass waiting at the Cabelas Dr/Ridgeway Parkway traffic light to turn left and head West by taking the easier route through the Montecito neighborhood. This will be most attractive for many of the nearby neighbors (the Bluffs, the Fairways, Heritage Hills, etc) who will eventually become aware of this connecting road. If shoppers/patrons see a traffic jam at the light, they will (like we do) use Google Maps to find alternative routes and use the Montecito neighborhood to get to their destination to the West and North of the retail center.

Map #3 – for similar reasons as #2, the Retreat residents/visitors will try to bypass waiting at the Cabelas Dr/Ridgeway Parkway traffic light and avoid the left hand turn which will create additional traffic for the Montecito residents.

Please keep in mind that when we were sold our lot by Century Communities, we were told by them that Alicante Drive was going to be a fire road only for emergency purposes. We ask that Alicante Drive be constructed for emergency use only. Please consider this as you make your decision at the upcoming City Council meeting on January 19th.

Thank you, Greg & Vicki Fong

## Jennifer Drybread

---

**Subject:** FW: [Fwd: Re: Another concerned Montecito resident]

**From:** "LL SIMON, MD" <laura.simon.business@gmail.com>

**Subject: Re: [Fwd: Re: Another concerned Montecito resident]**

**Date:** January 12, 2016 1:01:09 PM MST

**To:** Ottenbreit Dorna <dott39@q.com>

**Cc:** "LL SIMON, MD" <laura.simon.business@gmail.com>, Greg and Vicki Fong <gvfong@integrity.com>, jimgunning@comcast.net, harold.anderson@cityoflonetree.com, kim.monson@cityoflonetree.com, susan.squyer@cityoflonetree.com, Millet Jacqueline <jackie.millet@cityoflonetree.com>, Wentzlaff Mark & Stephanie <mwentzlaff@resortinternet.com>, Vicki Fong <Tohealthvf@yahoo.com>, "spsipple@gmail.com" <spsipple@gmail.com>, "sean.oneill@cochlear.com" <sean.oneill@cochlear.com>, rtbellfamily <rtbellfamily@hotmail.com>, Roy Natarajan <natarajan\_roy@hotmail.com>, Rick & Theresa Wagner <tswagner02@gmail.com>, Montecito HOA Board <Montecitohoaboard@gmail.com>, Matt Zettel <mattzettel@kw.com>, Kevin Calame <kevincalame@gmail.com>, "kcatnew@gmail.com" <kcatnew@gmail.com>, "jenhasn@hotmail.com" <jenhasn@hotmail.com>, Jared Wright <jmwright63@gmail.com>, "gzal@aol.com" <gzal@aol.com>, Dean Ottenbreit <deano99@q.com>, "afowler@lewisfowler.com" <afowler@lewisfowler.com>

Dear City Council,

We would like to add our support to Greg's and Dorna's emails.

At the meetings of the Planning Commission when this topic was discussed, overwhelming support for limiting Alicante Road to emergency access was demonstrated by Montecito residents. When all the Ridgeway developments (residential and commercial) are complete, we are not convinced that Montecito residents will use the access more than non-Montecito residents would. Even so, we don't view this as the important question. Instead of "who would use the access more if it existed," we are more interested in "how much is traffic increased if Alicante is a throughway compared to today." For Montecito residents, the answer to that question is "too much" so we will give up a potential convenience in order to keep our streets safe for our children and to preserve the quiet nature of the neighborhood we chose to live in.

In meetings held with Montecito residents, Century Communities representatives have expressed that they, too, would prefer to limit Alicante to emergency access. This is because it will increase the exclusive feeling, and therefore real estate values, of the Retreat neighborhood. So the residents who will be the most impacted by the road (Montecito residents and Retreat residents, represented by proxy) prefer not to have Alicante be a public throughway.

We understand the major proponent for keeping the roadway public is the Planning Office staff. We have heard this is based on a philosophy that "linking" adjacent neighborhoods by roadways allows for better mixing of communities. We would contend that linking communities with pedestrian and bike access, especially as it improves safe access to the open space trails, will do far more to integrate citizens from different neighborhoods than cars driving through neighborhoods could ever do.

We have been bothered when Planning Office staff have emphasized that public throughway on Alicante is better for delivery trucks, UPS, school buses, fire trucks, etc. First, Douglas County School District consolidates its bus routes into regional, multi-neighborhood stops so buses no longer traverse streets of individual neighborhoods. Second, South Metro Fire Rescue has endorsed the emergency-access approach for

Alicante. For the other services, we are concerned that the convenience of such entities would have much weight in the decision-making, especially when it's at a real cost to the residents of a neighborhood.

Finally, when we purchased our lots, we were told that Alicante would be emergency-access only and that the new development would be such that our views were to be significantly retained. The rendering Century provided showed (essentially ... until further south and around the bluff) a single road tracking through the low point (gulch). The current proposal is substantially different, especially in its westward spread more than halfway up the bluff. Anything that can be done to return closer to the original concept and reduce the impact of multi-story houses and retaining walls destroying the bluff would be appreciated. Barring that, we strongly request you hold Century to the commitments they have made Montecito residents and which were included in the drawings they submitted for your original review. These include 1) no buildings or structures on the land directly adjacent to the south boundary of Montecito for the distance to the proposed street, including the west side of Alicante; 2) extensive and mature landscaping on the land south of Montecito boundary on the north side of Alicante as well as around the entrance to the Retreat; and 3) locate the pumphouse on the east side of Cabela drive.

We urge you to consider making Alicante Road emergency access only, considering alternatives to westward spread of the Retreat development and holding Century Communities to the commitments they have already made to Montecito residents.

Thank you,

Laura Simon / Don Elliman  
10664 Alicante Road  
303-345-3466



## CITY OF LONE TREE STAFF REPORT

**TO:** Mayor Gunning and City Council

**FROM:** Jennifer Pettinger, CMC, City Clerk

**DATE:** January 14, 2016

**FOR:** January 19, 2016 City Council Study Session & Agenda

**SUBJECT:** May 3, 2016 Election Discussion and Resolution 16-06,  
**CALLING FOR THE REGULAR BIENNIAL CITY ELECTION  
FOR THE CITY OF LONE TREE**

---

### Summary

The City's biennial municipal election will be held on Tuesday, May 3, 2016. Staff is recommending the election be held as a mail ballot election. On tonight's agenda is a Resolution for the calling of that election, which is required by statute.

### Suggested Motion

I move to approve Resolution 16-06, CALLING FOR THE REGULAR BIENNIAL CITY ELECTION FOR THE CITY OF LONE TREE.

### Background

Council offices included in this election are Mayor, Council Member District One (Anderson), and Council Member District Two (Monson). Mayor Gunning and Council Member Anderson are both term limited. Council Member Monson is serving her first term.

Due to some legislative changes, the period for petition circulation has been moved from 50-30 days to 91-71 days prior to Election Day. This is 41 days earlier than our last election. The legislative changes have also impacted other dates and procedures. For instance, Municipal Elections are now required to mail ballots to UOCAVA (any active military or overseas voter designated on the statewide voter list) 45 days before the Election. We currently have 22 active military or overseas voters. The legislative changes also adjusted the date a write-in candidate needs to submit their affidavit for the mail ballot election (64 days before) but did not make any change to the polling place election requirement (it is still at 20 days).

We currently have 7363 active registered voters and 3325 voters (45%) on our Permanent Absentee Voter List. If we conduct a polling place election we are still required to mail ballots to the PMV and the UOCAVA voters, so we would be conducting a hybrid mail ballot election regardless. For these reasons staff is recommending a mail ballot election.

**CITY OF LONE TREE  
RESOLUTION NO. 16-06**

**A RESOLUTION CALLING FOR A MAIL BALLOT ELECTION  
FOR THE REGULAR BIENNIAL CITY ELECTION**

**WHEREAS**, the Home Rule Charter for the City of Lone Tree (the “City”) provides that all regular elections shall be held on the first Tuesday after the first Monday of May of even-numbered years; and

**WHEREAS**, the City Council has by Resolution 16-01 appointed Jennifer Pettinger, City Clerk, as the Designated Election Official for all City elections; and

**WHEREAS**, pursuant to the Charter, a regular City election is required this year.

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

1. A regular City election shall be held in the City of Lone Tree, Colorado on Tuesday, May 3, 2016, for the purpose of electing a Mayor, two City Council Members and any other matters that might properly come before the electorate.
2. The Designated Election Official shall publish a notice of the election in the Douglas County News-Press on or about April 21, 2016, which notice shall state the date, poll hours, polling place for each district, voter qualifications, questions to be voted upon (if any), and listing of the candidates.
3. The Designated Election Official shall take all steps necessary to conduct such election as a mail ballot election.
4. The City Council, pursuant to Section 31-10-401, C.R.S., and consistent with Resolution 16-01, paragraph 16, hereby delegates to the City Clerk the authority and responsibility to appoint judges of the election.
5. The City Clerk, pursuant to Section 2-1-60, Lone Tree Municipal Code, may cancel the election if the only matter before electors is candidates, and there is only one candidate per office by close of business on April 14, 2016.
6. This Resolution shall become effective immediately upon its adoption.

**THIS RESOLUTION IS APPROVED AND ADOPTED THIS 19th DAY OF JANUARY, 2016.**

**CITY OF LONE TREE**

By: \_\_\_\_\_  
James D. Gunning, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Jennifer Pettinger, CMC, City Clerk