

**MINUTES OF A REGULAR MEETING  
OF THE COUNCIL OF THE  
CITY OF LONE TREE  
HELD  
May 19, 2015**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, May 19, 2015, at 6:00 p.m., at the Lone Tree City Council Chambers located at 8527 Lone Tree Parkway, Lone Tree, Colorado 80124.

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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  
Steve Hebert, Deputy City Manager  
Regina Dennehy, Deputy City Clerk  
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  
Neil Rutledge, City Attorney, White, Bear and Ankele, P.C.  
Carolynne White, Special Counsel, Brownstein Hyatt Farber Schreck  
John Cotten, Public Works Director, TTG Corp.

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Call to Order

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

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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 receiving legal advice, under C.R.S. Section 24-6-402 (4)(b) regarding threatened litigation. Council Member Anderson moved, seconded by Council Member Squyer, for City Council to recess and convene in Executive Session for the reasons stated. The motion passed with a vote of 5-0.

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

The Executive Session was adjourned at 6:57 p.m.

Mayor Gunning reconvened the meeting in Regular Session at 7:01 p.m., following a short recess.

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Pledge of Allegiance

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

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Amendments to the Agenda

There were no amendments to the agenda.

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Conflict of Interest

There was no conflict of interest.

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Public Comment

Bill Robertson, 9278 E. Aspen Hill Circle, Lone Tree, spoke in favor of approving Hooter's liquor license.

Nancy Rapp, 3759 E. Kettle Ave, Centennial, spoke in opposition to approving Hooter's liquor license.

Alicia Nelson, 7911 Chaparral Road, Lone Tree, spoke in opposition to approving Hooter's liquor license.

Kate Royal, 7525 S. Willow Circle, Centennial, spoke in opposition to approving Hooter's liquor license.

Margarita Nelson, 7911 Chaparral Road, Lone Tree, spoke in opposition to approving Hooter's liquor license.

Maria Nelson, 7911 Chaparral Road, Lone Tree, spoke in opposition to approving Hooter's liquor license.

Joni Sanderson, 838 Hamal Drive, Littleton, spoke in opposition to approving Hooter's liquor license.

Tyler Hart, 9025 S. Yosemite Street #2402, Lone Tree, spoke in favor of approving Hooter's liquor license.

Dave Odland, 9220 Meredith Court, Lone Tree, spoke in opposition to approving Hooter's liquor license.

Lynette Grundvig, 8707 E. Florida Avenue #108, Denver, spoke in favor of approving Hooter's liquor license.

Neil Lipson, 8687 E. Kettle Avenue, Centennial, stated he filed the motion to reopen the public hearing and spoke in opposition to approving Hooter's liquor license.

Allison Benton-Jones, 9687 Kettle Avenue, Centennial, spoke in opposition to approving Hooter's liquor license.

Karby Allington-Goldfain, 8008 E. Phillips Circle, Centennial, spoke in opposition to approving Hooter's liquor license.

Gary Goldfain, 8008 E. Phillips Circle, Centennial, spoke in opposition to approving Hooter's liquor license.

Sara Watson, 7964 S. Willow Court, Centennial, spoke in opposition to approving Hooter's liquor license.

Mike Boyle, 353 W. Prestwick, Castle Rock, spoke in favor of approving Hooter's liquor license.

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### Announcements

Mayor Gunning announced upcoming events.

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### Consent Agenda

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

- *Minutes of the May 5, 2015 Regular Meeting*
- *Claims for the Period of April 27-May 11, 2015*
- *Treasurer's Report for March 2015*

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

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### Administrative Matters

The City Council convened as the Local Liquor Licensing Authority, New License Division

*Hotel and Restaurant Liquor License Application for Lone Tree Hooters Inc. d/b/a Hooters (8334 S. Willow St. #G)*

James Gunning, Liquor Authority Chairman, on behalf of the members of the Authority, commented that any information the City Council may have received on this application outside of the public hearing did not affect its members' ability to decide the case fairly, impartially and based solely on the evidence in the record.

Chairman Gunning stated there was a motion filed to reopen the public hearing. Chairman Gunning asked if there was any objection from Council to have him rule on the motion. There was no objection. Chairman Gunning denied the motion.

Carolynne White, Special Counsel, summarized the legal criteria to approve or deny a liquor license.

Council Member Monson moved, Council Member Anderson seconded, to approve the New Hotel and Restaurant Liquor License for Lone Tree Hooters Inc. d/b/a Hooters at 8334 S. Willow St. #G. The motion passed with a vote of 5-0.

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Community Development

*Approval of RidgeGate Section 15, Filing 21, Lot 2A Site Improvement Plan (SIP) (Lone Tree Library) #SP14-73R*

Jennifer Drybread, Senior Planner, introduced the item. Darryl Jones, Coventry Development, and Aspen Walker, Lone Tree Library, spoke about the project. Joey Carrasquillo, Architect, presented information on the site plan.

Mayor Pro Tem Millet moved, Council Member Squyer seconded, to approve the RidgeGate Section 15, Filing 21, Lot 2A Site Improvement Plan (SIP) (Lone Tree Library) #SP14-73R subject to final approval by the Public Works Department. The motion passed with a vote of 5-0.

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*Approval of Sky Ridge Medical Center I-25 Monument Sign #SA15-38R*

Kelly First, Community Development Director, introduced the item and Diane Cookson, from Sky Ridge Medical Center. Ms. Cookson answered questions from Council.

Council Member Monson moved, Council Member Anderson seconded, to approve the Sky Ridge Medical Center I-25 Monument Sign #SA15-38R. The motion passed with a vote of 5-0.

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Adjournment

There being no further business, Mayor Gunning adjourned the meeting at 8:32 p.m.

Respectfully submitted,

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Regina Dennehy, Deputy City Clerk



**CITY OF LONE TREE  
FINAL STAFF REPORT**

**TO:** Mayor Gunning and City Council

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

**DATE:** May 22, 2015

**SUBJECT:** RidgeGate Section 15, Filing 21, Lot 2A  
Site Improvement Plan, Project File #SP14-73R  
Lone Tree Library

Owner:  
Lincoln Commons South, Inc.  
10270 Commonwealth St., Suite B.  
Lone Tree, CO 80124

Representative:  
Rick O'Dell  
100 S. Wilcox St.  
Castle Rock, CO 80124

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**Planning Commission Hearing Date:** April 28, 2015  
**City Council Hearing Date:** May 19, 2015

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The City Council unanimously approved the Site Improvement Plan subject to final City of Lone Tree Public Works approval.

END



**CITY OF LONE TREE  
FINAL STAFF REPORT**

**TO: Mayor Gunning and City Council**  
**FROM: Kelly First, Community Development Director**  
**DATE: May 20, 2015**  
**SUBJECT: Sky Ridge Medical Center I-25 Monument Sign  
Project SA15-38R**

Owner:  
HCA Healthone LLC  
PO BOX 80610  
NDIANAPOLIS, IN 46280-0610

Representative:  
Susan Hicks, CEO  
Sky Ridge Medical Center  
10101 RidgeGate Parkway  
Lone Tree, CO 80124

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**City Council Meeting Date: May 19, 2015**

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**A. CITY COUNCIL ACTION:**

The City Council unanimously approved the sign and associated landscaping, subject to approval of a Building Permit. The applicant is responsible for ensuring that the sign complies with State of Colorado Rules pertaining to Roadside Advertising.

**END**