

**MINUTES OF A REGULAR MEETING  
OF THE COUNCIL OF THE  
CITY OF LONE TREE  
HELD  
March 15, 2016**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, March 15, 2016, 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  
Jennifer Pettinger, City Clerk  
Steve Hebert, Deputy City Manager  
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, Assistant City Attorney, White, Bear and Ankele, P.C.  
John Cotten, Public Works Director, TTG Corp.

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Call to Order

Mayor Gunning called the meeting to order at 6:11 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, Assistant City Attorney, stated the Executive Session was to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property

interest under C.R.S. Section 24-6-402(4)(a) concerning two separate properties and as a result of these discussions they may also be 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). Council Member Squyer moved, Council Member Anderson 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 6:12 p.m.

The Executive Session was adjourned at 6:22 p.m.

Mayor Gunning reconvened the meeting in Regular Session at 7:00 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, congratulated the unopposed candidates: Wynne Shaw, Cathie Brunnick and Jackie Millet.

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Presentations

*Welcome Home Vietnam Veteran's Day Proclamation*

Mayor Gunning read and signed the Welcome Home Vietnam Veteran's Day Proclamation

*Colorado Asphalt Pavement Association (CAPA) Award*

John Cotten presented the Colorado Asphalt Pavement Association (CAPA) Award to Council.

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Announcements

Nikki Trippler, Youth Commissioner, gave Council an update on the Youth

Commission.

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 March 1, 2016 Regular Meeting*
- *Claims for the Period of February 22 – March 7, 2016*
- *January 2016 Treasurer's Report*

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

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### Community Development

*Approval of RidgeGate Filing 19, Lot 3 "Urban Villas" Preliminary Plan #SB15-98R*

Jennifer Drybread, Senior Planner, introduced the item. Keith Simon, Coventry Development, spoke about the project and introduced the applicant; John Keith, Harvard Communities, and Rich Laws, Berkley Homes, who also spoke about the project.

Council Member Monson moved, Mayor Pro Tem Millet seconded, to approve RidgeGate Filing 19, Lot 3 "Urban Villas" Preliminary Plan #SB15-98R subject to 1. Final approval by the Lone Tree Public Works Department, 2. A cash-in-lieu of local parks in the amount of \$16,388, required prior to the issuance of the first residential building permit for this development, 3. The applicant constructing a 4-foot metal fence above the retaining walls for safety purposes and the added requirement for "Private Drive" be added to the monument signs. The motion passed with a 5 to 0 vote.

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### Administrative Matters

***Resolution 16-10, APPOINTING A MEMBER TO THE ARTS COMMISSION***

Council Member Squyer and Council Member Anderson introduced the item.

Council Member Squyer moved, Council Member Anderson seconded, to approve **Resolution 16-10, APPOINTING A MEMBER TO THE ARTS COMMISSION** (Damian Gonzalez). The motion passed with a 5 to 0 vote.

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Adjournment

There being no further business, Mayor Gunning adjourned the meeting at 8:07 p.m.

Respectfully submitted,

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Jennifer Pettinger, CMC, 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:** March 16, 2016

**SUBJECT:** RidgeGate Section 15, Filing 19, Lot 3-A  
Preliminary Plan, Project File #SB15-98R

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

Representative:  
Caisson Investments, Inc.  
Jeffrey Willis  
10630 E. Bethany Drive, Suite B  
Aurora, CO 80014

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**Planning Commission Meeting Date:**  
**City Council Meeting Date:**

**February 23, 2016**  
**March 15, 2016**

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**A. CITY COUNCIL ACTION:**

**The City Council unanimously approved the application, subject to the following conditions:**

1. Final approval by the Lone Tree Public Works Department
2. A cash-in-lieu of local parks in the amount of \$16,388, required prior to the issuance of the first residential building permit for this development.
3. The applicant constructing a 4-foot metal fence above the retaining walls for safety purposes.
4. The monument sign(s) for the project should include the words, "private drive", intended to indicate that the motor court is privately owned and maintained.