

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

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, April 5, 2016, at 7:00 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 7:01 p.m., and observed that a quorum was present.

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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

Barbara Feuerstein, 7522 La Quinta Cove, shared her concerns regarding snow plowing.

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### Announcements

Jason Fisher, 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 15, 2016 Regular Meeting*
- *Claims for the period of March 7-28, 2016*

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

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### Community Development

*Approval of RidgeGate Sec. 22 Filing 1(Tract GG aka the Retreat at RidgeGate) Preliminary Plan and Sub-Area Plan Amendment, Project #SB16-12R*

Jennifer Drybread, Senior Planner, introduced the item.

Darryl Jones, Coventry Development and representing the land owner, spoke about the project. Lisa Evans, Managing Director of Development for applicant, Century Communities, also spoke about the project. Ms. Evans asked that her PowerPoint be added to the official record.

Jarod Wright, 10695 Montecito, stated he is the Montecito HOA Communications Committee Chairman. Mr. Wright shared the response for a survey regarding closing Alicante Road that he sent to 132 homeowners out of the 140 homes.

Mayor Pro Tem Millet moved, Council Member Anderson seconded, to approve RidgeGate Sec. 22 Filing 1(Tract GG aka the Retreat at RidgeGate) Preliminary Plan subdividing 48.95 acres into 50 residential lots and 14 tracts; and Sub-Area

Plan amendment, Project #SB16-12R subject to the following conditions:

1. For the City to allow the Alicante Road connection between Tract GG and Montecito as a private emergency/pedestrian-only access, the applicant shall provide evidence to the City, at the time of final plat, of a draft agreement between the Montecito HOA and Century Communities, on behalf of The Retreat at RidgeGate HOA. The agreement shall address, to the satisfaction of the City, responsibility for all aspects of the near- and long-term maintenance of the access including, but not limited to: paving, striping, snow plowing, signage, parking enforcement, and landscaping, as applicable. Should the Council find that the agreement addresses issues to their satisfaction, execution of the agreement shall then be accomplished prior to, or concurrent with, recordation of the Final Plat. Should the parties not reach an agreement acceptable to the City, the road connection shall be platted as a public street for through traffic.

Additionally, prior to or concurrent with recordation of the final plat for Tract GG, the plat for Montecito (RidgeGate Section 15, Filing 14, 1<sup>st</sup> Amendment) shall be re-platted to vacate the affected public right-of-way and a public access easement shall be granted over the new private tract.

2. The Final Plat application shall include a detailed landscape plan, including detailed plans for the parks, retaining walls, entryways, and pump house.

3. 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.

4. 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 zoned for development 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.

5. The developer shall provide information to residents about living with wildlife when they buy their homes, available through the Colorado Parks and Wildlife offices.

6. Construction inspection reports, as-built records and a final written and sealed certification shall be provided (by a licensed professional structural engineer and/or professional Geotechnical Engineer) demonstrating that the retaining walls as constructed are in conformance with the approved structural engineer design provided. This Certification shall be provided before approvals for issuance of associated building permits.

7. Final approval by the Public Works Department.

8. Proposed private streets (Tracts C and D) shall be designed to meet the City's public street standards per Public Works Department requirements, provided the resulting impact of retaining walls is not substantially greater than the applicant's current estimates (described in this report). The street design, grading and walls will be evaluated as part of the Final Plat review process, which will require City Council approval.

9. A note shall be added to the final plat restricting Lot 10 to a ranch model only.

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 8:50 p.m.

Respectfully submitted,

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Jennifer Pettinger, CMC, City Clerk



## FINAL STAFF REPORT

**To:** Mayor Gunning and City Council

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

**Date:** April 6, 2016

**Subject:** RidgeGate Section 22, Filing 1  
Preliminary Plan (Tract GG, also known as the Retreat at RidgeGate)  
Project File SB16-12R

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

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

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**Planning Commission Hearing Date:** March 22, 2016  
**City Council Hearing Date:** April 5, 2016

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The City Council unanimously approved the Preliminary Plan for 50 residential lots and 14 tracts on 48.95 acres, subject to the following conditions:

10. For the City to allow the Alicante Road connection between Tract GG and Montecito as a private emergency/pedestrian-only access, the applicant shall provide evidence to the City, at the time of final plat, of a draft agreement between the Montecito HOA and Century Communities, on behalf of The Retreat at RidgeGate HOA. The agreement shall address, to the satisfaction of the City, responsibility for all aspects of the near- and long-term maintenance of the access including, but not limited to: paving, striping, snow plowing, signage, parking enforcement, and landscaping, as applicable. Should the Council find that the agreement addresses issues to their satisfaction, execution of the agreement shall then be accomplished prior to, or concurrent with, recordation of the Final Plat. Should the parties not reach an agreement acceptable to the City, the road connection shall be platted as a public street for through traffic.

Additionally, prior to or concurrent with recordation of the final plat for Tract GG, the plat for Montecito (RidgeGate Section 15, Filing 14, 1<sup>st</sup> Amendment) shall be re-platted to vacate the affected public right-of-way and a public access easement shall be granted over the new private tract.

11. The Final Plat application shall include a detailed landscape plan, including detailed plans for the parks, retaining walls, entryways, and pump house.
12. 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.
13. 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 zoned for development 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.
14. The developer shall provide information to residents about living with wildlife when they buy their homes, available through the Colorado Parks and Wildlife offices.
15. Construction inspection reports, as-built records and a final written and sealed certification shall be provided (by a licensed professional structural engineer and/or professional Geotechnical Engineer) demonstrating that the retaining walls as constructed are in conformance with the approved structural engineer design provided. This Certification shall be provided before approvals for issuance of associated building permits.
16. Final approval by the Public Works Department.
17. Proposed private streets (Tracts C and D) shall be designed to meet the City's public street standards per Public Works Department requirements, provided the resulting impact of retaining walls is not substantially greater than the applicant's current estimates (described in this report). The street design, grading and walls will be evaluated as part of the Final Plat review process, which will require City Council approval.
18. A note shall be added to the final plat restricting Lot 10 to a ranch model only.

While not a condition, the applicant will also correct page 7 of the Sub-Area Plan, Figure 7b to read: "Lot 50 shall have a 5' side setback from the adjacent Tract L open space."

END