



ARAPAHOE COUNTY
COLORADO'S FIRST

**MINUTES OF THE ARAPAHOE COUNTY
 BOARD OF COUNTY COMMISSIONERS
 TUESDAY, SEPTEMBER 24, 2019**

At a public meeting of the Board of County Commissioners for Arapahoe County, State of Colorado, held at 5334 South Prince Street, Littleton, Colorado 80120 there were:

Jeff Baker, Chair	Commissioner District 3	Present
Nancy Jackson, Chair Pro-Tem	Commissioner District 4	Present
Kathleen Conti	Commissioner District 1	Present
Nancy Sharpe	Commissioner District 2	Present
Bill Holen	Commissioner District 5	Present
Ron Carl	County Attorney	Present
Joan Lopez	Clerk to the Board	Absent and Excused
Joleen Sanchez	Clerk to the Board	Present
	Administrator	

when the following proceedings, among others, were had and done, to-wit:

CALL TO ORDER

Commissioner Baker called the meeting to order.

INTRODUCTIONS

ROLL CALL

PLEDGE OF ALLEGIANCE

MODIFICATION(S) TO THE AGENDA

There were no modifications to the agenda.

ADOPTION OF THE AGENDA

The motion was made by Commissioner Holen and duly seconded by Commissioner Conti to adopt the Agenda as presented.

The motion passed unanimously.

CITIZEN COMMENT PERIOD

There were no citizen comments on this date.

APPROVAL OF THE MINUTES

The motion to approve the minutes from the September 3, 2019 Public Meeting was made by Commissioner Conti, duly seconded by Commissioner Sharpe.

The motion passed unanimously.

CEREMONIES

There were no ceremonies on this date.

CONSENT AGENDA

The motion was made by Commissioner Holen, duly seconded by Commissioner Conti to approve the consent agenda as presented.

The motion passed unanimously.

GENERAL BUSINESS ITEMS

7.a. Resolution No. 190472 - PF19-001 Paula Dora 14 Highline East Final Plat

Robert Hill, Senior Assistant County Attorney, established jurisdiction for the Board to consider this matter.

Bill Skinner, Senior Planner, displayed the site plan and recommended approval.

Commissioner Jackson asked for more information regarding the density and open space.

Mr. Skinner explained the density of surrounding properties. He confirmed that there is concern from the residents regarding density. He explained how the density was approved, although it does not comply with the subarea plan.

Brody Smith, representing the applicant, said the project exceeds the open space requirement.

The public comment period was opened.

Tim Beam – Opposed

Keith Homberger – Opposed

Penny Beam - Opposed

Mr. Skinner addressed concerns about open space, which does not include the center courtyard and the detention facilities. He said parking has been increased and there is a snow removal plan. He stated that the applicant received a letter from the 4-Square Mile Area HOA that states they neither support nor oppose this plan. He explained changes to the plan from 2002 and the Board direction at that time. He clarified that the Planning Commission is overseen by the Board of County Commissioners and gets legal direction from the county attorneys. He further stated that the approved zoning stays in place with the land. He listed options for development.

Mr. Skinner further stated that the citizens concerns came up during the specific development plan (SDP) hearing, which was approved by the Planning Commission.

Commissioner Jackson expressed concern regarding safety issues. She also urged more coordination with the citizens.

Mr. Skinner said this case is about the plat and property lines. He said the SDP has more detail and the fire and safety issues have been vetted by the Sheriff's Office and the fire department.

Commissioner Jackson asked for details regarding access to the homes.

Mr. Skinner explained that there would be two access points: one from the north and one from the south, and each would serve 8 units. He stated that the driveways are intentionally short so no cars can be parked on them. He confirmed that the private streets that access the homes do not connect. He explained that the original plan was to have one continuous street, but the neighborhood objected.

Commissioner Conti asked for clarification regarding the property lines.

Commissioner Sharpe expressed concern regarding the design and access for fire trucks and said she is disappointed in the applicant's limited comments, given all the concerns.

Mr. Smith stated that the applicant met with the 4-Square Mile neighborhood development committee last winter and detailed the site plan and architecture, then met with the 4-Square Mile Area HOA in February.

Commissioner Baker asked if the criminal background of the applicant/property owner can be taken into consideration.

Mr. Hill said no, the applicant legitimately obtained the proper zoning. He said the Board's options today are to approve the request, deny the request, or continue the hearing to a date certain.

The citizen comment period was closed.

Commissioner Jackson said it would behoove the applicant and the HOA to resolve some of these issues.

The following motion was made by Commissioner Jackson, duly seconded by Commissioner Sharpe: In the case of PF19-001, Paula Dora 14 Highline East Final Plat, I move to continue

the decision on this request to October 8, 2019, date certain at 9:30 a.m. at this same location, to receive further information and clarification.

Commissioner Baker wondered if two weeks would be enough time.

Mr. Skinner said the issues are part of the SDP process, which is in the hands of the Planning Commission. He said the Planning Commission has seen this case twice, and it has been approved. He asked for more time. He explained the Planned Unit Development process.

Commissioner Jackson modified her motion to continue this case to October 15, 2019, accepted by Commissioner Sharpe.

There was discussion regarding possible conditions planed on a vote to approve.

Commissioner Jackson asked for a clear presentation.

The motion passed unanimously.

COMMISSIONER COMMENTS

There were no Commissioner comments on this date.

There being no other business before the Board, Commissioner Baker adjourned the meeting at 10:40 a.m.

**JOAN LOPEZ, CLERK TO THE BOARD
BY JOLEEN SANCHEZ, CLERK TO THE BOARD ADMINISTRATOR**