



ARAPAHOE COUNTY
 COLORADO'S FIRST

**MINUTES OF THE ARAPAHOE COUNTY
 BOARD OF COUNTY COMMISSIONERS
 TUESDAY, MARCH 1, 2016**

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:

Nancy Doty, Chair	Commissioner District 1	Present
Nancy Jackson, Chair Pro-Tem	Commissioner District 4	Present
Nancy A. Sharpe	Commissioner District 2	Absent and Excused
Rod Bockenfeld	Commissioner District 3	Present
Bill Holen	Commissioner District 5	Present
Ron Carl	County Attorney	Present
Matt Crane	Clerk to the Board	Absent and Excused
Joleen Sanchez	Asst. Clerk to the Board	Present

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

CALL TO ORDER

Commissioner Doty called the meeting to order.

INTRODUCTIONS

ROLL CALL

Commissioner Sharpe was absent and excused.

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 Jackson to adopt the Agenda as presented.

The motion passed 5-0.

CEREMONIES

Retirement Resolution honoring Yolanda Polak for 17 Years of Very Dedicated Service to the Arapahoe County Human Services Office.

Commissioner Jackson read the retirement resolution into the record.

The motion was made by Commissioner Jackson and duly seconded by Commissioner Bockenfeld to adopt the Retirement Resolution Honoring Yolanda Polak for 17 years of dedicated service to the Arapahoe County Human Services Office.

The motion passed 4-0, Commissioner Sharpe absent and excused.

Retirement Resolution honoring Charline Springli for 26 Years of Very Dedicated Service to the Arapahoe County Human Services Office.

Commissioner Jackson read the retirement resolution into the record.

The motion was made by Commissioner Jackson and duly seconded by Commissioner Holen to adopt the Retirement Resolution Honoring Charline Springli for 26 years of dedicated service to the Arapahoe County Human Services Office.

The motion passed 4-0, Commissioner Sharpe absent and excused.

ADOPTION OF THE MINUTES

The motion was made by Commissioner Holen and duly seconded by Commissioner Jackson to adopt the minutes of the January 26, 2016 public meeting as presented and the minutes of the February 2, 2016 public meeting as presented.

The motion passed 4-0, Commissioner Sharpe absent and excused.

CITIZEN COMMENT PERIOD

There were no citizen comments on this date.

CONSENT AGENDA

The motion was made by Commissioner Jackson and duly seconded by Commissioner Holen to approve the items on the Consent Agenda as presented.

The motion passed 4-0, Commissioner Sharpe absent and excused.

GENERAL BUSINESS ITEMS

Item 1 – Resolution Nos. 160178-160202 - PUBLIC HEARING - Adoption of 4th Quarter Supplemental Appropriation Resolutions

Deputy County Attorney John Christofferson established jurisdiction for the Board to consider these resolutions.

Leanna Quint reviewed the supplemental requests recommended by the Executive Budget Committee.

The public comment period was opened.

There were no public comments.

The motion was made by Commissioner Bockenfeld and duly seconded by Commissioner Holen to adopt the twenty-five (25) supplemental appropriation requests to the 2015 and 2016 Budget that were presented to the Board at the 4th Quarter Budget Review study session on February 16, 2016 and brought forward for today's public hearing for formal adoption.

The motion passed 4-0, Commissioner Sharpe absent and excused.

Item 2 – Resolution No. 160203 - PUBLIC HEARING - 2016 CDBG Annual Action Plan Public Hearing

Senior Assistant County Attorney Tiffanie Bleau established jurisdiction.

Linda Haley presented the request to approve the proposed Community Development Block Grant projects and to authorize submittal of the 2016 one-year action plan to the US Department of Housing and Urban Development.

The public comment period was opened.

There were no public comments.

The motion was made by Commissioner Bockenfeld and duly seconded by Commissioner Jackson to approve the 2016 One-Year Action Plan, including the proposed Community Development Block Grant projects, and to authorize submittal of the 2016 One-Year Action Plan to the U.S. Department of Housing and Urban Development.

The motion passed 4-0, Commissioner Sharpe absent and excused.

Commissioner Jackson commented that these funds are important safety net funds for projects that are very much needed by the community and she thanked staff for their work.

Item 3 – Resolution No. 160204 - PUBLIC HEARING - KOA Kampground Rezone - Case No. Z15-005

Senior Assistant County Attorney Robert Hill established jurisdiction for the Board to hear this case.

Sherman Feher, Senior Planner, presented the request for a zoning change.

Commissioner Jackson asked if staff has determined how often the property floods.

Chuck Haskins, Engineer, said early in the 20th century there was severe flooding; statistically there is a flood every 100 years.

Mr. Feher said staff recommends approval based on findings contained in the staff report.

Scott Jacobson, applicant, explained the basis of his request.

There was discussion regarding how many people use the site on a daily basis. Mr. Jacobson confirmed that guests have 5th wheel trailers and motor homes that can be moved quickly.

The public hearing was opened.

There were no public comments.

The motion was made by Commissioner Bockenfeld and duly seconded by Commissioner Jackson in the case of Z15-005, KOA Kampground Rezone, that the Board has read the staff report and received testimony at the public hearing. The Board finds itself in agreement with the Planning Commission and staff findings 1 through 4 including all plans and attachments as set forth in the staff report dated January 28, 2016, and approves this case subject to the following conditions:

1. The applicant makes any minor modifications to plans, as requested by the Public Works and Development Department.
2. The applicant agrees to address all Division of Engineering comments and concerns as identified within the attached report.
3. In the "O" zoned district, all storage must be accessory to the campground use.

The motion passed 4-0, Commissioner Sharpe absent and excused.

Item 4 – Resolution No. 160205 - PUBLIC HEARING - Denver Jewish Senior Living Preliminary Development Plan

Mr. Hill established jurisdiction.

Molly Orkild-Larson, Senior Planner, presented the request for approval of the Preliminary Development Plan (PDP).

Commissioner Jackson asked for clarification on the building height.

Ms. Orkild-Larson explained the current proposed height is 42 feet.

Commissioner Doty asked what the issue is related to signage.

Orkild-Larson said there is no controversy regarding signage.

Jonathan Griffis, representing the applicant, presented a PowerPoint presentation and detailed the site location, parking, and building height.

Nathan Roseman, explained the height designation, which includes mechanical equipment on top of the roof.

Commissioner Holen thanked the developer for the collaboration between the applicant and the residents.

Commissioner Doty asked if the 102 units would be for individuals or couples.

Mr. Griffis said most of the units would be for individuals. There would be 56 parking spaces would be enough for employees, visitors and deliveries.

The public comment period was opened.

Lisa Cohn – Supports

Joe Schweid – Supports

Mark Cooper – Supports

Rich Laws – Supports with a 38-foot building height.

Randy Brunswick - Supports

Mark Lampert representing the Four Square Mile Area – Supports

David Foster – Supports

Avi Genzal – Supports

The public comment period was closed.

Mr. Roseman explained the need to have the mechanical equipment on the center of the roof.

In the case of Z15-003, Denver Jewish Senior Living Preliminary Development Plan, the motion was made by Commissioner Jackson, duly seconded by Commissioner Bockenfeld that the Board of County Commissioners has read the staff report and received testimony at the public and finds itself in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated February 17, 2016, and approve this application, subject to the following conditions:

- a. Prior to signature of the final mylar copy of the Preliminary Development Plan, the applicant agrees to address the Planning Division, Mapping Division, and Engineering Services Division comments and concerns, as outlined in their plans and reports.

- b. The applicant is required to provide a minimum of 56 parking spaces (minimum 28 parking spaces on-site) which can be satisfied in part by an agreement with the Denver Jewish Day School for the additional parking spaces needed. This agreement shall be recorded with the Arapahoe County Office of the Clerk and Records prior to Arapahoe County signing the Final Development Plan. This agreement shall be binding in perpetuity to the parcels not the property owners (*condition revised by the PC*). 1-22-40
- c. At the time of the Final Development Plan, the applicant shall address the potential presence of flammable gas (methane) to the satisfaction of the Tri-County Health Department.
- d. Install signage that directs the public to the parking on the Denver Jewish Day School property.
- e. The proposed building to have a maximum height restriction (42 feet) which would include rooftop mechanical and that the top of the parapet of the building restricted to 38 feet.

Commissioner Jackson said she is excited to have a senior facility, which would provide needed services.

The motion passed 4-0, Commissioner Sharpe absent and excused.

COMMISSIONER COMMENTS

There were no commissioner comments on this date.

There being no other business before the Board, the public meeting was adjourned by Commissioner Doty at 10:58 A.M.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS

**MATT CRANE, CLERK TO THE BOARD
BY JOLEEN SANCHEZ, ASSISTANT CLERK TO THE BOARD**