



ARAPAHOE COUNTY
 COLORADO'S FIRST

**MINUTES OF THE ARAPAHOE COUNTY
 BOARD OF COUNTY COMMISSIONERS
 TUESDAY, JULY 12, 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	Present
Rod Bockenfeld	Commissioner District 3	Present
Bill Holen	Commissioner District 5	Present
John Christofferson	Deputy 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

PLEDGE OF ALLEGIANCE

MODIFICATION(S) TO THE AGENDA

The Assessor's report for personal property has been added to Consent Agenda Item 2 and is included in the record.

ADOPTION OF THE AGENDA

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

The motion passed 5-0.

CEREMONIES

Honoring Keven and Sandi Turecek for Contributions to the Agriculture Community Adoption of a resolution to officially recognize the contributions to the agriculture community, industry and conservation that Keven and Sandi Turecek have made as valued citizens of Arapahoe County.

Commissioner Bockenfeld noted that Mr. and Mrs. Turecek have received a prestigious award from the Colorado Cattlemen's Association and said the Board is honored to have an Arapahoe County rancher receive the award.

He read the resolution into the record.

The motion to adopt the resolution was made by Commissioner Bockenfeld, duly seconded by Commissioner Sharpe

The motion passed 5-0.

ADOPTION OF THE MINUTES

The motion was made by Commissioner Holen and duly seconded by Commissioner Jackson to adopt the minutes of June 21, 2016 public meeting as presented.

The motion passed 5-0.

CITIZEN COMMENT PERIOD

There were no citizen comments on this date.

CONSENT AGENDA

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

The motion passed 5-0.

GENERAL BUSINESS ITEMS

Item 1 – Resolution No. 160460 - Arapahoe County Water and Wastewater Public Improvement District Petition for Inclusion - IBC Concord IV, LLC

John Christofferson, Deputy County Attorney, established jurisdiction for the Board, acting as the *ex officio* Board of the Arapahoe County Water and Waste Water Public Improvement District to hear this case.

Brian Heinze, representing the applicant, introduced the request to be included in the Arapahoe County Water and Wastewater Public Improvement District.

There have been no objections to this request.

The public hearing was opened. There were no citizen comments. The public hearing was closed.

The motion was made by Commissioner Sharpe and duly seconded by Commissioner Jackson for the Board of County Commissioners, acting as the *ex officio* board of the Arapahoe County Water and Wastewater Public Improvement District to approve the inclusion of IBC Concord IV, LLC into the PID district.

The motion passed 5-0.

Item 2 – Resolution No. 160461 - Case No. P16-006, Inverness No. 57, Lot 3, Final Development Plan

Consideration of a request from the applicant Horvat Architects, on behalf of the property owner, Vallagio Medical Holdings, LLC proposing a building with a 9070 sf. footprint which is intended to house medical offices. This Final Development Plan (FDP) will supersede an existing approved FDP known as Case No. A09-003 which proposed inline office/retail of a similar size in the same location.

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

Bill Skinner, Senior Planner, presented a PowerPoint presentation, a copy of which has been retained for the file. He reviewed the details of this case.

Daniel Horvat, architect, reviewed a PowerPoint presentation for the Board and explained the proposed final development plan (FDP). He detailed the parking plan for the site.

Commissioner Sharpe asked about parking in the afternoon. Mr. Horvat clarified that the medical office stops seeing patients over the lunch hour.

Mr. Horvat said Vallagio North Association would be responsible for overseeing parking. He then addressed parking during construction.

Construction would take approximately 6 months and no restaurants would be added to the area.

Commissioner Sharpe asked about parking spaces being eliminated because of landscaping. Mr. Horvat said landscaping could be altered to add more spaces.

Mr. Skinner clarified that the uses for this PDP are listed as offices for medical or dental use only.

The public hearing was opened.

Mark Dym, representing thirteen business owners in Vallagio, presented a PowerPoint presentation, a copy of which has been retained for the file. He explained problems with parking in the area and why he and the thirteen retailers are opposed to this plan.

Mr. Skinner confirmed that the available parking spaces noted by Mr. Dym are correct.

David Fried, representing the landlord, supports this request, and explained why it is imperative that the tenants are successful.

The public hearing was closed.

Commissioner Sharpe explained why she cannot support this project. She asked that a study be conducted to look at the parking issues. She stated that this applicant cannot be held accountable for the parking issues, and noted that she is extremely disappointed that Vallagio North is not present for this hearing.

Commissioner Doty recommended that the Planning department take the lead on the study.

Mr. Skinner suggested modifying/reducing open space requirements to increase parking and changing valet practices.

Commissioner Jackson stated that the parking and the proposed building are two separate issues. She asked what the solution is to make both sides happy.

Commissioner Bockenfeld clarified that the issue before the Board is a request for a final development plan.

The motion was made by Commissioner Bockenfeld and duly seconded by Commissioner Holen in the case of P16-006, Inverness No. 57, Lot 3, Vallagio Medical Offices FDP, the Board had read the staff report and received testimony at the public hearing. The Board finds itself in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated May 25, 2016 and approve this application subject to the following condition of approval:

- 1) Prior to signature of the final copy of these plans, all minor modifications shall be made as required by the Arapahoe County Public Works & Development Department.

There was debate amongst the Board regarding whether or not parking restrictions could be included in the motion as a condition of approval.

Mr. Hill advised against that.

Mr. Fried stated that the landlord will cooperate and do whatever it can to mitigate the impact on existing tenants.

Mr. Dym stated that the landlord has shown no interest in finding a solution.

The motion passed 4-1, Commissioner Sharpe opposed.

COMMISSIONER COMMENTS

Commissioner Holen acknowledged the tragedies that have occurred over the last several weeks concerning the killings in Dallas, Louisiana, and Minneapolis and discussed the importance of communication between the police and the citizens.

Commissioner Bockenfeld acknowledged the passing of former Senator Bill Armstrong and Howard Gelp.

There being no other business before the Board, the public meeting was adjourned by Commissioner Doty at 11:31 a.m.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS

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