



ARAPAHOE COUNTY
COLORADO'S FIRST

**MINUTES OF THE ARAPAHOE COUNTY
BOARD OF COUNTY COMMISSIONERS
TUESDAY, AUGUST 2, 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
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

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 Sharpe and duly seconded by Commissioner Jackson to adopt the Agenda as presented.

County Attorney Ron Carl stated that a copy of the referee recommendations has been added to the Public Meeting packet, specifically for Consent Agenda Item 4.

The motion passed 5-0.

ADOPTION OF THE MINUTES

The motion was made by Commissioner Jackson and duly seconded by Commissioner Holen to adopt the minutes of July 12, 2016 public meeting as presented.

The motion passed 5-0.

CEREMONIES

There were no ceremonies on this date.

CITIZEN COMMENT PERIOD

There were no citizen comments on this date.

CONSENT AGENDA

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

The motion passed 5-0.

GENERAL BUSINESS ITEMS

Item 1 – Resolution No. 160482 - 2016-2017 SCFD Tier III Funding Allocation

Tiffanie Bleau, Senior Assistant County Attorney, established jurisdiction for the Board to hear this request for allocation.

Don Klemme, Community Resources director, introduced the request.

Nancy Lindsay, Chair, Arapahoe County Cultural Council, asked that the Board approve the recommendations.

There were no public comments.

The motion was made by Commissioner Sharpe and duly seconded by Commissioner Jackson to approve the requests for funding totaling \$1,589,604.38 as presented in the Scientific and Cultural Facilitates District 2016 Tier III Grant funding Plan presented at the July 12, 2016 study session.

The motion passed 5-0.

Item 2 – Resolution No. 160482 - Iliff Avenue Townhomes Replat (Case No. P16-001) and Item 3 – Resolution No. 160483 - Iliff Avenue Townhomes Final Development Plan (Case No. P16-002)

Senior Assistant County Attorney Robert Hill, established jurisdiction for the Board to hear these cases.

Sherman Feher, Senior Planner, presented the requests from the applicant, Alpert Development, Inc., for the Iliff Avenue Townhomes Replat (Case No. P16-001) and Case No. P16-002, Iliff Avenue Townhomes Final Development Plan.

Scott Alpert, applicant, presented a PowerPoint presentation detailing the elevations and open spaces.

There was discussion regarding the windmill that's currently on the site. It was clarified that it has no historic value.

There was discussion regarding the traffic impact. The applicant stated that there would be a minimal impact, and there would be accelerate and decelerate lanes added.

The public comment period was opened.

There were no public comments.

The public hearing was closed.

Angela McCain, Planning Director for Cherry Creek Public School District, has no concerns regarding the payments per the cash-in-lieu agreement.

Mr. Alpert stated that the payments would be made in installments as permits are pulled.

Mr. Feher said staff has no problem with that, but it should be addressed in the motion to approve.

The motion was made by Commissioner Jackson, duly seconded by Commissioner Sharpe in the case of P16-001, Iliff Avenue Townhomes Replat, the Board has read the staff report and received testimony at the public hearing. The Board finds itself in agreement with staff findings including the draft plan and attachments as set forth in the staff report dated July 21, 2016, and approve this case, subject to the following conditions:

1. The applicant must make all modifications to the Final Plat/Replat as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division comments and concerns, as identified within their reports, prior to signed mylars.
3. The applicant will enter into a Subdivision Improvement Agreement (SIA) and provide collateral to the County for all public improvements associated with the project.
4. Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will bury utilities and dedicate right-of-way as required by the County.
5. The Applicant provides modification to the plan and support documentation as identified in the SEMSWA Staff Report.
6. The Applicant agrees to address all comments and concerns from the Division of Transportation.

7. Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will use the appraised value cash-in-lieu for schools, parks and other public purposes.
8. The applicant will pay a total amount of cash-in-lieu of \$511,757.93 to be distributed as follows: School: \$161,469.74; Public Park: \$336,276.66; and Other Public Purposes (library): \$14,011.53.

The motion passed 5-0.

The motion was made by Commissioner Jackson, duly seconded by Commissioner Sharpe in the case of P16-002, Iliff Avenue Townhomes Final Development Plan, that the Board has read the staff report and received testimony at the public hearing. The Board finds itself in agreement with staff findings including the draft plan and attachments as set forth in the staff report dated July 20, 2016, and approve this case, subject to the following conditions:

1. The applicant must make all modifications to the Final Development Plan as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division comments and concerns, as identified within their reports, prior to signed mylars.
3. The applicant will enter into a Subdivision Improvement Agreement (SIA) and provide collateral to the County for all public improvements associated with the project.
4. The applicant will comply with all Cunningham Fire Protection District referral comments.
5. Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will bury utilities and dedicate right-of-way as required by the County.
6. Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will obtain and follow CPTED recommendations from the Sheriff's Department.
7. The Applicant provides modification to the plan and support documentation as identified in the SEMSWA Staff Report.
8. The Applicant agrees to address all comments and concerns from the Division of Transportation.

The applicant requested that the fees for the parks be payable when the permits are pulled.

Shannon Carter, Director of Open Spaces, agreed to the request.

Commissioner Jackson moved to amend the motion as presented to allow the applicant to pay Arapahoe Park and Recreation District fees as each building permit is granted; duly seconded by Commissioner Sharpe. The motion passed 5-0.

The motion passed 5-0.

Item 4 – Resolution No. 160485 - Case No. WVR16-015: Fee Waiver for 58920 E. County Road 2, Strasburg, CO

Sherman Feher, Senior Planner, presented the request to consider a Waiver of Public Works and Development Review Fees for a Conventional Rezone and Minor Subdivision for Case No. WVR16-015, 58920 E. County Road 2, Strasburg, CO.

Kurt Riggs, applicant, explained why he is requesting the fee waiver.

Commissioner Bockenfeld explained why he supports this request.

Jason Reynolds, Planning Manager, discussed the research that has been done regarding how many parcels were illegally subdivided. The Board would receive an update during an upcoming study session.

The motion was made by Commissioner Bockenfeld and duly seconded by Commissioner Holen in the case of WVR 16-015, that the Commissioners grant the applicants, Curt Riggs, Gary Riggs, Denena Riggs, and Zachary Riggs, a fee waiver for a Conventional Rezone and Minor Subdivision and approve the fee waiver of approximately \$14,000 as outlined in the Board Summary Report dates July 1, 2016.

The motion passed 5-0.

COMMISSIONER COMMENTS

Commissioner Jackson thanked staff for their hard work on the incredible County Fair that was held this weekend.

Commissioner Sharpe acknowledged that this is Child Support Month.

There being no other business before the Board, the public meeting was adjourned by Commissioner Doty at 10:12 a.m.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS

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