



**ARAPAHOE COUNTY**  
 COLORADO'S FIRST

**MINUTES OF THE ARAPAHOE COUNTY  
 BOARD OF COUNTY COMMISSIONERS  
 TUESDAY, AUGUST 30, 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:

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

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 Holen to adopt the Agenda as presented.**

**The motion passed 5-0.**

## **CEREMONIES**

**Retirement Resolution honoring Rick Lantz for 5 Years of Very Dedicated Service to the Arapahoe County Information Technology Office.**

Information Technology Director David Bessen read the retirement resolution into the record.

**The motion was made by Commissioner Jackson and duly seconded by Commissioner Sharpe to adopt the Retirement Resolution Honoring Rick Lantz for over 5 years of dedicated service to the Arapahoe County Information Technology Office.**

**The motion passed 5-0.**

## **ADOPTION OF THE MINUTES**

**The motion was made by Commissioner Sharpe and duly seconded by Commissioner Jackson to adopt the minutes of August 2, 2016 public meeting as presented.**

**The motion passed 5-0.**

## **CITIZEN COMMENT PERIOD**

Maureen Welch explained why she is requesting an independent audit of Developmental Pathways.

## **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. 160534 - Centennial East Corporate Center/A+ Athletics, Final Development Plan Amendment (P15-011)**

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

Sherman Feher, Senior Planner, introduced the applicants and gave an overview of the project. He stated staff recommends approval of this application, with conditions.

Applicant, Eric Oldham, representing A-Plus Athletics, discussed the programs offered at A-Plus.

Brian Ostler, representing the applicant, discussed the parking at the site. He explained that there would be sixty extra spaces per the parking agreement with City Lighting.

**The public comment period was opened.**

**There were no public comments.**

**The motion was made by Commissioner Sharpe and duly seconded by Commissioner Bockenfeld in the case of P15-011, Centennial East Corporate Center/A Plus Athletics Final Development Plan Amendment, the Board has read the staff report and received testimony at the public hearing. The Board agrees with staff findings including the draft plan and attachments as set forth in the Board Summary Report dated August 4, 2016, and approves of this case, subject to the following conditions:**

1. The applicant must make all modifications to the Final Development Plan Amendment Exhibit as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.

**The motion passed 5-0.**

**Item 2 – Resolution No. 160535 - Case Z15-007 - Iliff Avenue Single Family Homes, Preliminary Development Plan**

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

Sherman Feher, Senior Planner, introduced the applicants and gave an overview of the project.

Scott Alpert, representing the applicant, presented a PowerPoint presentation, and described the proposed buildings and site layout.

Commissioner Jackson asked about the walls surrounding the site. The applicant stated that there would be a 6-foot wall, but it has not been decided if it will be constructed of brick or stone.

Commissioner Holen explained why he supports this project.

Mr. Alpert stated the homes would be 1,500 – 1,600 square feet and would sell for approximately \$400,000.

**The public comment period was opened.**

Allen Adleborg, representing Snow's Concrete Forming, supports this project, and said his construction business is concerned about being a good neighbor; his company is willing to work with the neighbors to keep his sight aesthetically pleasing and help barricade noise.

Ed Jennings supports this project and asked where the exits would be.

Terry Overhulse, representing Swingle Tree, said he is concerned with noise from his company and is concerned about traffic from Yosemite and Warren.

**The public hearing was closed.**

Mr. Alpert presented a rendering of the site and referenced the entrances.

Commissioner Sharpe asked how far the commercial development is from this site.

Mr. Alpert stated that Swingle Tree northwest of this site and said he's never heard any noise from that business.

Commissioner Sharpe said it is important for people to realize that this is a light industrial area and noise might occur.

Commissioner Jackson said this is a great place to build new homes, but there have been business near the site for a long time. She asked if the applicant has considered screening with trees or shrubbery where the site faces the industrial area.

Mr. Alpert said four homes would back to the concrete business, so the impact would be minimal.

**The motion was made by Commissioner Jackson and duly seconded by Commissioner Bockenfeld in the case of Z15-007, Iliff Avenue Single-Family Homes Preliminary Development Plan, that the Board has read the staff report and received testimony at the public hearing. The Board agrees with staff findings including the draft plan and attachments as set forth in the Board Summary Report dated August 4, 2016, and approves this case, subject to the following conditions:**

1. The applicant must make all modifications to the Preliminary Development Plan as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.
3. The applicant will comply with all Cunningham Fire Protection District referral comments.
4. The applicant will use the appraised value cash-in-lieu method as mentioned in the Cherry Creek School District referral letter at the Final Plat stage. Also the applicant will use the appraised value cash-in-lieu method for public parks and other public purposes.
5. The applicant will bury utilities and dedicate right-of-way as required by the County.
6. The width of the right-of-way dedication for Iliff Avenue will be determined at the time of Final Development Plan or Final Plat process.

**The motion passed 5-0.**

**Item 3 – Resolution No. 160536 - Building Code Amendment - Adoption of the 2015 I-Codes**

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

Steve Byer, Building Division Manager, presented the request to the Board.

**The public comment period was opened.**

A representative from the Home Builders Association of Metro Denver, thanked the County for adopting these building codes.

**In the matter of amending the Arapahoe County Building Code to adopt the 2015 International Building Code and certain other amendments as set forth in the proposed Resolution and Board Summary Report, and having read the proposed amendments and having received testimony at a duly noticed public hearing, the motion was made by Commissioner Bockenfeld to approve the Resolution to amend the Arapahoe County Building Code to adopt the 2015 International Building Code and the certain other amendments as set forth in the Resolution and Board Summary Report as presented this day, duly seconded by Commissioner Holen.**

**The motion passed 5-0.**

**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 10:24 a.m.**

**ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS**

---

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