



**ARAPAHOE COUNTY**  
**COLORADO'S FIRST**

**MINUTES OF THE ARAPAHOE COUNTY  
 BOARD OF COUNTY COMMISSIONERS  
 TUESDAY, APRIL 10, 2018**

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>Jeff Baker, Chair</b>	<b>Commissioner District 3</b>	<b>Present</b>
<b>Kathleen Conti, Chair Pro-Tem</b>	<b>Commissioner District 1</b>	<b>Present</b>
<b>Nancy Sharpe</b>	<b>Commissioner District 2</b>	<b>Present</b>
<b>Nancy Jackson</b>	<b>Commissioner District 4</b>	<b>Present</b>
<b>Bill Holen</b>	<b>Commissioner District 5</b>	<b>Present</b>
<b>John Christofferson</b>	<b>Deputy 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 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 Sharpe to adopt the Agenda as presented.**

**The motion passed 5-0.**

## **CITIZEN COMMENT PERIOD**

There were no citizen comments on this date.

## **APPROVAL OF THE MINUTES**

**The motion was made by Commissioner Sharpe, duly seconded by Commissioner Holen to approve the minutes from the March 20, 2018 Public Meeting.**

**The motion passed 5-0.**

## **CONSENT AGENDA**

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

**The motion passed 5-0.**

## **GENERAL BUSINESS ITEMS**

### **Item 7.a. – Resolution No. 180262 – Continuation of Case Z17-002 for South Gun Club RV Storage SDP**

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

Molly Orkild-Larson, Senior Planner, explained that this case was continued from March 13, 2018.

Mike Weekly, Tri County Health Department, provided an overview regarding how dump stations operate. He confirmed that a permit would be required, as well as inspections. He stated that he is not aware of any negative environmental impacts.

The applicant confirmed that the storage tank would hold 3750 gallons.

**The public comment period was opened.**

Janet Cook – in favor

**The public comment period was closed.**

**The following motion was made by Commissioner Baker, duly seconded by Commissioner Jackson:**

**In the case of Z17-002, South Gun Club RV Storage Specific Development Plan, the County Commissioners have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and the public comment as presented at the public hearing. I hereby move to APPROVE this application based on the findings in the staff report, subject to the following conditions:**

1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.

2. The Tri-County Health Department's concerns shall be addressed at the time of the Administrative Site Plan.
3. The Applicant shall address all requirements specified by the Sable Altura Fire District at the time of the Administrative Site Plan.
4. All landscaping on-site shall be watered and maintained in a healthy condition.
5. The RV storage facility shall be restricted to right-in and right-out turning movements to S. Gun Club Road.

**The motion passed 4-1, Commissioner Sharpe opposed.**

**Item 7.b. – Resolution No. 180263 – Strasburg Station Preliminary Development Plan Amendment (Z17-001)**

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

Molly Orkild-Larson, Senior Planner, introduced the preliminary development plan (PDP) amendment. Options for noise mitigation were mentioned. She stated that a noise study was completed, but not a vibration study.

Brad Pauls, applicant, presented the proposed amendment, and discussed the need for this development.

Andrew Coalation, engineer with Wave Engineering, explained the sound study that was conducted. A site map was displayed. Reference was made to the entrances.

**The public comment period was opened.**

Janet Cook – in favor

**The public comment period was closed.**

**The following motion was made by Commissioner Baker, duly seconded by Commissioner Holen:**

**In the case of Z17-001, Strasburg Station Preliminary Development Plan Amendment, the County Commissioners have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and the public comment as presented at the public hearing. I hereby move to APPROVE this application based on the findings in the staff report, subject to the following conditions:**

1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.
2. The applicant shall identify and implement noise mitigation measures in a future application for Specific Development Plan. In order to establish what noise mitigation measures to use, the applicant shall conduct a noise study that measures the decibels of one or more passing train(s) on the adjacent rail line as part of the Specific Development Plan application.

3. A fence or wall with a minimum height of eight feet with “No Trespassing” signs shall be installed to prevent trespassing onto the Union Pacific Railroad property.
4. A note shall be added to the Preliminary Development Plan Amendment and future Specific Development Plan alerting future residents of the development that there will be noise and vibrations from passing trains and the train volume may increase in the future.
5. The applicant shall comply with CDOT’s comments.
6. Cash-in-lieu of public land dedication shall be calculated based on fair market value rather than assumed value.

**The motion passed 5-0.**

### **COMMISSIONER COMMENTS**

Commissioner Holen commented regarding the opioid epidemic and prescription drug abuse.

**There being no other business before the Board, Commissioner Baker adjourned the meeting at 10:33 a.m.**

### **ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS**

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