

TOWN OF COLUMBINE VALLEY

BOARD OF TRUSTEES

Minutes

February 17, 2015

PUBLIC HEARING: Wilder Lane Final Plat/Plan

Mayor Christy opened the Public Hearing at 6:00 p.m., in the Conference Room at the Town Hall at 2 Middlefield Road, Columbine Valley, Colorado. Roll call found the following present:

Trustees: Gale Christy, Mark Best, Jim Newland, Jeff May, Dave Cope and Richard Champion, Bruce Menk

Also present: Lee Schiller, Jeff Tempas, J.D. McCrumb, Bret Cottrell, Phil Sieber, Brent Kolson and Troy Carmann, Wilder Lane development team and 13 members of the community

STAFF REPORT: The Town Planner presented a report containing a summary of the Wilder Lane final development plan and final plat, and a summary of staff findings (see report); Troy Carmann presented the Town Engineer's Report.

APPLICANT PRESENTATION: Jay Neese introduced the Platt Canyon Partners LLC as himself, Tom Bradbury and Don Slack. Mr. Slack reviewed the staff report, discussing items of note and steps taken by PCP to remedy past concerns. Mr. Slack endorsed the staff findings as printed on page 11 of the Staff Report.

HOA and PUBLIC COMMENTS: Kathy Boyle, 16 Fairway asked for clarification regarding issues of parking, perimeter fence, maintenance and landscaping and expressed her concern with cut through traffic.

Ginny Rogliano, 15 Driver expressed her concerns with the developments density and aesthetic impact on the community. She also asked for clarification on the schedule and manner of construction and the anticipated sale price of the homes.

There were no additional comments or questions.

TRUSTEE COMMENTS: There were two questions of the developer for clarification on the projects target market and estimated square footage.

There were no additional comments or questions.

ADJOURNMENT: The public hearing was closed at 7:08 p.m.

Mayor Christy called the Board meeting to order at 7:09 p.m., in the Conference Room at the Town Hall at 2 Middlefield Road, Columbine Valley, Colorado. Roll call found the following present:

Trustees: Gale Christy, Mark Best, Jim Newland, Jeff May, Dave Cope and Richard Champion, Bruce Menk

Also present: Lee Schiller, Jeff Tempas, J.D. McCrumb, Bret Cottrell, Phil Sieber, Brent Kolson and Troy Carmann, Wilder Lane development team and 13 members of the community

MINUTES: The minutes of the January 20, 2015 meeting were approved.

CITIZEN CONCERNS: None

MAYOR'S COMMENTS: Mayor Christy thanked the staff and contractor for improved efforts in snow removal.

POLICE DEPARTMENT:

- Chief Cottrell presented the attached report for January 2015
- Bow Mar is progressing towards an annexation of Southwest Plaza – no anticipated impact on Columbine Valley

TRUSTEE REPORTS:

Building Commissioner: Trustee May presented the attached report.

Planning and Development: Trustee Best congratulated the P&Z, staff and developer for their diligent work in the preliminary and final planning process for Wilder Lane

Public Safety: Trustee Menk will be participating in PD ride-alongs in the coming months.

Public Works: Trustee Newland updated the Board on the 2015 road project process.

Special Affairs: Trustee Champion updated the Trustees on a proposal from Century Link, recommends moving forward with the process.

Treasurer: Mr. Tempas presented the attached financials.

Town Administrator: Mr. McCrumb presented the attached report.

OLD BUSINESS: None

NEW BUSINESS:

- **Wilder Lane Final Plat and Plan:** Trustee Best made a motion to approve the final plat and plan subject to several conditions (see Staff Report), Trustee Menk seconded the motion.

Trustee Cope clarified the visitor parking escrow amount and terms

Trustee Newland clarified that the developer would be maintaining all landscaping, common and on individual lots, and asked how architectural integrity would be maintained

Trustee Cope asked the developer if they would consider parking Exhibit C (answer: no)

Trustee Champion asked the developer to consider adding “at Columbine Valley” to the entrance monument sign (answer: no)

Mayor Christy clarified for the record that a lower density had been suggested but not approved by a majority of the Board of Trustees.

ACTION: upon a motion by Trustee Best and a second by Trustee Menk, the Board of Trustees unanimously approved the rezoning from MU-PUD and RA to Residential Planned Development (RPD), the Final Development Plan, and the Final Plat, subject to the following conditions:

1. Include pilasters and concrete pilaster caps on Town Wall.
2. Amend the plans per the recommendations and conditions agreed upon in the preliminary plan and plat application as well as the new recommendations staff has made for the final plan and final plat.
3. Revise the plat and plan to eliminate the errors and omissions either prior to the Board of Trustees meeting or prior to recording, as appropriate.
4. That the proposed parking be accepted as submitted on the Final Plan and:
 - i. The following Special Note or another note approved by the Town Attorney be added Sheet 1 of the Final Plan:

The Wilder Lane Home Owners Association, or a majority of the lot owners in Wilder Lane, may petition the Board of Trustees of Columbine Valley for a Minor Amendment that would allow revisions to the plan as contained in Exhibit B-3 dated February 17, 2015 or the Board of Trustees of Columbine Valley on its own may require by Minor Amendment revisions to the plan contained in Exhibit B-3 dated February 17, 2015.
 - ii. The SIA (Subdivision Improvements Agreement) will include the amount necessary to implement Exhibits B-3, with the funds to be retained by the HOA for a period of four years after approval of the SIA or build-out plus 12 months, whichever is shortest.
5. Prior to commencement of initial construction, the applicant should prepare a construction management plan for approval by the Town Administrator.
6. Add a plat note, acceptable to the Town Attorney, stating that the necessary right of way for Platte Canyon Road (Tracts E and F or portions thereof) will be dedicated without cost to the appropriate agency when requested.
7. Complete the construction of perimeter Town Wall within 6 months of issuance of permits for site construction

- **CCOERA Retirement Plan Agreement:** This issue was tabled to a future date.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:46 p.m.

Submitted by,
J.D. McCrumb,
Town Administrator