

**TOWN OF COLUMBINE VALLEY**  
**BOARD OF TRUSTEES**  
Minutes  
July 18, 2017

**PUBLIC HEARING: Wild Plum Annexation**

Mayor Champion opened the Public Hearing at 6:00 p.m. at the Inn at Hudson Gardens, 6115 South Santa Fe Drive, Littleton, Colorado. Roll call found the following present:

Trustees: Richard Champion, Dave Cope, Kathy Boyle, Gale Christy, Bill Dotson, Bruce Menk, and Roy Palmer

Also present: Lee Schiller, J.D. McCrumb, Jeff Tempas, Phil Sieber, Brent Kaslon, Troy Carmann, Aaron Boussetot, Paul Bryan, Jeremy Hayden, Bret Cottrell, Dana Struthers plus the Wild Plum Development Team, HOA representatives and 60+ members of the public.

Mr. Sieber introduced Trustee Bill #3, Series 2017 an ordinance annexing approximately 2.8 acres of land formerly known as the Tuck Property and now part of the Wild Plum development plan into Columbine Valley from Arapahoe County.

The developer/applicant did not offer any comment.

Ann Ogg, 35 Wedge Way asked why annexation was necessary. Staff responded that annexation was necessary as it is property to be included in the rezoning and final plan and plat submittal.

Ginny Rogliano, 15 Driver Lane asked if homes could ever be built on the land being annexed. Staff responded no homes could be built here without a major amendment to the FDP.

There was no additional public comment.

**The public hearing was closed at 6:11 p.m.**

**PUBLIC HEARING: Wild Plum Rezoning, Final Development Plan and Final Plat**

Mayor Champion opened the Public Hearing at 6:30 p.m. at the Inn at Hudson Gardens, 6115 South Santa Fe Drive, Littleton, Colorado. Roll call found the following present:

Trustees: Richard Champion, Dave Cope, Kathy Boyle, Gale Christy, Bill Dotson, Bruce Menk, and Roy Palmer

Also present: Lee Schiller, J.D. McCrumb, Jeff Tempas, Phil Sieber, Brent Kaslon, Troy Carmann, Aaron Boussetot, Paul Bryan, Jeremy Hayden, Bret Cottrell, Dana Struthers plus the Wild Plum Development Team, HOA representatives and 60+ members of the public.

**MAYOR'S COMMENTS:** Mayor Champion welcomed everyone, and then reviewed the agenda and procedures that would be followed, including the conduct expected of all in attendance.

**NEW BUSINESS: Wild Plum Rezoning, Final Development Plan and Final Plat (Trustee Bill #4, Series of 2017):**

STAFF REPORT: The Town Planner presented a report containing a summary of the Wild Plum final development plan and final plat. Staff noted that direction was requested regarding a barrier at the emergency access. The Trustees made the following comments and asked clarifying questions.

Trustee Palmer: Open space is intended to be used by and open to all in Columbine Valley.

Trustee Menk: A barrier should be installed at the emergency access.

Trustee Menk: Regarding emergency access, any change should be clarified as a Major Plan Amendment.

Trustee Palmer: Is the Hunter Run/Platte Canyon traffic light escrow still part of the staff recommendations? Staff responded it is not.

There were no additional Trustee comments at this time.

The Town's architectural consultant presented a report containing a summary of the design guidelines. The Trustees made the following comments and asked clarifying questions.

Trustee Dotson: Good work done by the advisory committee. Why were steel doors vs. wood doors recommended/approved? Staff responded that when discussed steel doors didn't raise objections so the developers design was not recommended for change.

Trustee Boyle: How many ranch plans are proposed? Developer responded 7 of 14.

Trustee Palmer: Are all plans required to be built/represented in community? Staff responded they are not but anti-monotony guidelines will dictate a large variety.

Trustee Cope: Does the Town have enough info to ensure builder builds what is being represented? Staff responded that we do.

There were no additional Trustee comments at this time.

The Town Administrator presented the Construction Management Plan. The Trustees made the following comments and asked clarifying questions.

Trustee Dotson: How will the Compliance Offer position function? Staff responded it will be a contract position overseen by the Town Administrator.

Trustee Palmer: Expressed concern with safety on Hunter Run and Thoroughbred.

Mayor Champion: Asked about ground water monitoring. Staff engineer responded that levels had been dropping since monitoring started in 2014 and are currently lower than needed for basements.

There were no additional Trustee comments at this time.

DEVELOPER RESPONSE: Kent Pederson gave a brief presentation and solicited Trustee questions. The Trustees made the following comments and asked clarifying questions.

Trustee Cope: Are presented square footages above ground? Developer responded they were.

Trustee Cope: Are all basements full basements? Developer responded they were.

Trustee Cope: Are there walkout basements? Developer responded that a few lots were eligible, others are garden levels, all such lots back to lake and are not along Fairway.

Trustee Cope: What are estimated prices for these homes? Developer responded they will start in 900s.

Trustee Cope: What is the build out schedule? Developer responded they will build infrastructure all at once over approximately 12 months. Then construct model homes over 9-12 months, then build remaining homes over 3-4 years. Lots may be made available in “clusters” but the buildout will not be phased.

Trustee Cope: Will Cal Atlantic build the custom homes? Developer responded they would not.  
Trustee Dotson: How will heights of homes on Fairway be measured? Developer responded they would follow Old Town guidelines. Lots were anticipated to be at 0’-0” at Town standard gutter pan.

Trustee Palmer: We don’t want homes on hills. Developer acknowledged this comment.

Trustee Boyle: Confirmed custom homes were subject to Old Town standards. Developer acknowledged that they were.

Trustee Boyle: Confirmed the annexed acres were accounted for in the 104 acres. Developer confirmed they were.

HOA COMMENTS: Bill Brittan, 11 Arabian Place, President of Polo Meadows HOA, noted the challenges getting into and out of his neighborhood reminding the Trustees there was only one point of access and that would be shared with the primary construction and regular use access for the development as proposed. Polo Meadows HOA wants Hunter Run and Platte Canyon intersection improvements completed prior to land improvements. HOA wants a flagger at Hunter Run intersections for safety during significant construction periods. Also request a “trip light”.

Ted Snailum, 24 Spyglass Drive, President of Burning Tree HOA, 13 residents along Hunter Run are very impacted. An agreement for a wall has been reached and it will be constructed prior to land development. Wants to ensure CMP is enforced. Glad HOAs could work together on architectural standards.

Jon Piper, 3 Cleek Way, Representative of Old Town HOA, elaborated on 4 remaining concerns: (construction) traffic on streets, home heights on the south side of Fairway Lane, discrepancies in the definition of permitted setback encroachments, and clean-up items not yet corrected on final documents made available to the public prior to this meeting.

No other HOAs wished to comment.

#### PUBLIC COMMENT:

Ken Cook, 51 Spyglass Drive, disappointed the development does not have full connectivity and that the approved split is not 50/50. Concerned with safety on Hunter Run and lack of emergency connectivity to Old Town.

Bill Ogg, 35 Wedge Way, would prefer ballads as emergency access barrier.

Kevin Baird, 8 Arabian Place, disappointed the development does not have full connectivity and that the approved split is not 50/50. A traffic light at Hunter Run and Platte Canyon is still desired.

Diane Franson, 11 Cypress Point Way, thinks construction traffic should not be allowed until 8:00 a.m. and does not like the 50/50 split.

Larry Franson, 11 Cypress Point Way, wall is welcome but not enough. Not being treated fairly by Trustees.

Board of Trustees  
July 18, 2017  
Minutes  
Page 4

Kristin Schweitzer, 7 Arabian Place, concerned for safety issues on Hunter Run as it is only access to neighborhood. Why is Old Town lifestyle preserved at expense of Polo lifestyle? Trustees civic duty to protect all residents in Columbine Valley.

David Bair, 17 Arabian Place, concerned with safety on Hunter Run, wants a traffic light at Platte Canyon; keep Hunter Run aesthetically pleasing as it is now.

Tim Vandel, 14 Fairway Lane, echos Jon Pipers comments. Supports a light at Hunter Run and Platte Canyon.

No other member of the public wished to comment.

**The public hearing was closed at 8:44 p.m.** Mayor Champion called for a 10 minute recess.

TRUSTEE DISCUSSION: Mr. Sieber reviewed the “clean-up” process of the FDP moving forward.

Trustee Palmer: wants to ensure emergency access only changed by a major plan amendment, grading and home heights are in line with public desire, and emergency access has a barrier.

Trustee Cope: clarified the difference between emergency access and emergency vehicle access.

Trustee Menk made the following motion: The Board of Trustees finds that the proposed annexation meets the requirements of Colorado Revised Statutes 31-12-104 and 105 and approves the annexation of the parcel as described in the legal description submitted by the applicant.

**ACTION: the motion by Trustee Menk was seconded by Trustee Christy and was unanimously approved by the Board of Trustees as Trustee Bill #3, Series 2017.**

Trustee Dotson moved, and Trustee Menk seconded, a motion to approve Trustee Bill #4, Series 2017 accepting the recommendations set forth by the Planning and Zoning Commission as well as those provided by the Staff in their July 18 presentation report to the Trustees and to grant approval of the requested rezoning to Residential Planned Development, the proposed Final Development Plan and the Final Plat. This includes acceptance of the Construction Management Plan, the Design Guidelines and Architectural illustrations that were developed in concert between the developer and HOA representatives, along with the landscaping plan proposed by Staff. Staff should continue to work with the developer on the design of the Emergency Access as proposed by P&Z between streets B & C in Tract F while insuring that it cannot be used for vehicle traffic other than emergencies. Final approval of the emergency access area including the barrier design shall be approved by the Board of Trustees. In conjunction with this, when the construction access between Streets A & C located in Tract E is closed off per the Construction Management Plan, then the access barriers between Streets B & C in Tract F must be installed. Further, an escrow fund to be funded by the developer should be established in an amount to be determined by Staff following their research into various barriers options that could be utilized in Tract F to cover the cost of the barrier design

which has yet to be determined. Also, Staff should continue to work with the developer on addressing safety conditions at the Hunter Run/Thoroughbred and Hunter Run/Platte Canyon intersections during the course of construction. Staff should also prepare a plat note establishing maximum height measurement methods for the project. Also, change

Note 9 in the Final Plat to read “a major amendment”. The following friendly amendments were made:

- Trustee Christy: funds shall be escrowed by the developer for a traffic signal at Hunter Run and Platte Canyon road in an amount to be determined by staff and until a Certificate of Occupancy is issued on the final home in the development. If CDOT does not approve a light in that time period the money will be released back to the developer. Trustee Dotson accepted the friendly amendment to his motion.
- Trustee Palmer: staff should bring the Construction Management Plan back to the trustees for action no later than September 19 with a solution for traffic safety concerns on Hunter Run Lane. Trustee Dotson accepted the friendly amendment to his motion.
- Mayor Champion: A) the street light required by CDOT to be placed at the Platte Canyon and Hunter Run intersection should be a “down” street light so it does not shine into neighboring homes, unless such a light is prohibited by CDOT. B) Each of the 95 homes in the development should have a pole light or driveway monument with light that automatically turn on at dusk. C) Entry monuments to the development at both Hunter Run and Fairway Lane need to identify the development as Wild Plum in/at the “Town of Columbine Valley”. Trustee Dotson accepted the friendly amendments to his motion.

**ACTION: the motion by Trustee Dotson, seconded by Trustee Menk and including all friendly amendments, was unanimously approved by the Board of Trustees as Trustee Bill #4, Series 2017.**

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 9:31 p.m.

Submitted by,  
J.D. McCrumb, Town Administrator

*\* All reports and exhibits listed “as attached” are available on the Columbine Valley web site and by request at Town Hall, 2 Middlefield Road.*

*\*\* All minutes should be considered to be in DRAFT form until approved by the Board of Trustees at the next regular meeting.*