

TOWN OF COLUMBINE VALLEY
BOARD OF TRUSTEES MEETING
August 15, 2017

A G E N D A

- | | |
|---|----------------|
| PUBLIC HEARING: Wild Plum Service Plan | 6:00PM |
| 1. ROLL CALL | 6:30PM |
| 2. PLEDGE OF ALLEGIANCE | |
| 3. APPROVAL OF MINUTES | Mayor Champion |
| June 20, 2017 July 3, 2017 | |
| July 12, 2017 July 18, 2017 | |
| August 2, 2017 August 9, 2017 | |
| 4. CITIZENS CONCERNS | Mayor Champion |
| Columbine Country Club | |
| HOA Presidents/Representatives | |
| Public Comments | |
| 5. MAYOR'S COMMENTS | Mayor Champion |
| 6. TRUSTEE COMMENTS | |
| 7. TOWN ADMINISTRATORS REPORT | Mr. McCrumb |
| 8. POLICE DEPARTMENT REPORT | Chief Cottrell |
| 9. TOWN TREASURERS REPORT | Mr. Tempas |
| 10. OLD BUSINESS | |
| Trustee Bill #3, Series 2017 Annexation (2 nd Reading) | Mr. Schiller |
| Trustee Bill #4, Series 2017 FDP (2 nd Reading) | Mr. Schiller |
| 11. NEW BUSINESS | |
| Resolution #5, Series 2017 Wild Plum Service Plan | Mr. Schiller |
| Neese Landscape Easement | Mr. Kaslon |
| Town Hall Generator | Mr. McCrumb |
| 12. ADJOURNMENT | |

TOWN OF COLUMBINE VALLEY

BOARD OF TRUSTEES

Minutes

June 20, 2017

Mayor Champion called the Regular Meeting of the Trustees to order at 6:30 p.m., in the Conference Room at the Town Hall at 2 Middlefield Road, Columbine Valley, Colorado. Roll call found the following present:

Trustees: Richard Champion, Kathy Boyle, Gale Christy, Bill Dotson, and Bruce Menk

Absent: Dave Cope and Roy Palmer

Also present: J.D. McCrumb, Lee Schiller, Bret Cottrell, and Phil Sieber

MINUTES: The minutes of the May 16, 2017 meeting were approved as corrected. The minutes of the June 9, 2017 meeting were approved.

CITIZEN CONCERNS: Michael Bratcher, General Manager of the Columbine Country Club informed the Trustees that the Club was two weeks behind on their construction schedule, due mostly to the late May snows, and were now targeting a mid-October opening. He also noted that there would be no July 4th fireworks show again this year.

There was no other public comment offered.

MAYOR'S COMMENTS: Mayor Champion informed the Trustees of some developments related to a proposed change in flight patterns by the FAA that would be addressed through regional cooperation with other municipalities and quasi-governmental organizations in the coming months. Trustee Boyle indicated she would be willing to take the lead on this issue.

TRUSTEE COMMENTS: Trustee Menk has received several complaints about the volume of concerts and Hudson Gardens and/or the Platte River Grill. He will compose a letter to send asking the volume be reduced. Trustee Menk also asked if in the future, summer (May – July) Trustee meetings could be held on a different night of the week to accommodate citizens and Trustees who participate in Twilight Golf at the Country Club.

TOWN ADMINISTRATOR'S REPORT: Mr. McCrumb presented the attached report. Mr. McCrumb also informed the Trustees that Pavement Project 2017 had been scheduled for September, pushing as much work until after the Club's completion as possible.

POLICE CHIEF'S REPORT: Chief Cottrell presented the attached report. The Chief also informed the Trustees of an armed robbery on Club Lane and that the Half-way House had been burglarized. He also reported that CVPD Bike Patrol has commenced for the summer and all State-required trainings had been completed by all officers.

TOWN TREASURER'S REPORT: Mr. Tempas was not in attendance and no report was presented.

OLD BUSINESS:

Mohler Property Transfer: Mr. McCrumb updated the Trustees on the transfer of Town right-of-way behind 39 Spyglass to the Mohlers in an effort to align the Town's wall along Hunter Run. Staff recommends the Mohlers pay all costs associated with disconnecting the Town's irrigation system on that property and restoring all remaining right-of-way irrigation before the transfer is finalized.

ACTION: upon a motion by Trustee Christy and a second by Trustee Dotson, the Board of Trustees unanimously approved the transfer of this right-of-way for \$10 plus costs, and authorized the Mayor to sign all related paperwork once all necessary irrigation work had been completed.

NEW BUSINESS:

Trustee Bill #2, Series 2017: Mr. Schiller presented this ordinance re temporarily prohibiting the installation of new antennas, small cell facilities, towers and wireless service facilities until November 1, 2017.

ACTION: upon a motion by Trustee Dotson and a second by Trustee Menk, the Board of Trustees unanimously approved Trustee Bill #2, Series 2017 on an emergency basis.

Cell Phone Stipend: Mr. McCrumb introduced a new policy providing for a monthly stipend of \$50 for employees required by the Town to use their personal cell phone for Town business.

ACTION: upon a motion by Trustee Menk and a second by Trustee Christy, the Board of Trustees unanimously approved the policy as presented.

Set Public Hearing for Wild Plum FDP: ACTION: upon a motion by Trustee Dotson and a second by Trustee Boyle, the Board of Trustees unanimously set a date for a Public Hearing regarding the Wild Plum FDP for Tuesday, July 18, 2017 at 6:30 p.m. to be held at the Inn at Hudson Gardens.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:51 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.*

**TOWN OF COLUMBINE VALLEY
BOARD OF TRUSTEES SPECIAL MEETING**

July 3, 2017

MINUTES

Mayor Champion called the Special Meeting of the Trustees to order at 8:00 a.m., in the Conference Room at the Town Hall at 2 Middlefield Road, Columbine Valley, 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: J.D. McCrumb, Lee Schiller, Jeff Tempas, Ed Icenogle and Tamara Seaver

MAYOR'S COMMENTS: Mayor Champion recognized the passing of Trustee Christy's brother, Gary Christy, and thanked Trustee Christy for his presence at the meeting.

EXECUTIVE SESSION: Upon a motion by Trustee Menk and a second by Trustee Dotson, the Board unanimously approved entering into executive session at 8:07 a.m. to discuss with counsel a draft of the Wild Plum service plan, which will include privileged attorney client communication and to receive legal advice on specific legal questions pertaining to the Wild Plum service plan pursuant to CRS Sections CRS 24-6-402(2)(d.5)(II)(B) and CRS 24-6-402(4)(b).

The Trustees came out of executive session at 11:11 a.m.

ADJOURNMENT: There being no further business, the meeting was adjourned at 11:12 a.m.

**TOWN OF COLUMBINE VALLEY
BOARD OF TRUSTEES SPECIAL MEETING**

July 12, 2017

MINUTES

Mayor Champion called the Special Meeting of the Trustees to order at 8:00 a.m., in the Conference Room at the Town Hall at 2 Middlefield Road, Columbine Valley, 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: J.D. McCrumb, Lee Schiller, Jeff Tempas, Tamara Seaver and Jonathan Heroux

EXECUTIVE SESSION: Upon a motion by Trustee Christy and a second by Trustee Boyle, the Board unanimously approved entering into executive session at 8:03 a.m. to discuss with counsel a draft of the Wild Plum service plan and financial review, which will include privileged attorney client communication and to receive legal advice on specific legal questions pertaining to the Wild Plum service plan pursuant to CRS Sections CRS 24-6-402(2)(d.5)(II)(B) and CRS 24-6-402(4)(b).

The Trustees came out of executive session at 10:42 a.m.

SET DATE FOR SPECIAL MEETING and PUBLIC HEARING:

ACTION: Upon a motion by Trustee Menk and a second by Trustee Boyle, the Board unanimously approved setting a special meeting to review the Wild Plum Service Plan for Tuesday, August 2, 2017 at 8:00 a.m.

ACTION: Upon a motion by Trustee Menk and a second by Trustee Boyle, the Board unanimously approved setting a public hearing to consider the Wild Plum Service Plan for Tuesday, August 15, 2017 at 6:00 p.m.

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:47 a.m.

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 Vandell, 14 Fairway Lane, echoes 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.*

TOWN OF COLUMBINE VALLEY
BOARD OF TRUSTEES SPECIAL MEETING
August 2, 2017

MINUTES

Mayor Champion called the Special Meeting of the Trustees to order at 8:00 a.m., in the Conference Room at the Town Hall at 2 Middlefield Road, Columbine Valley, 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: J.D. McCrumb, Lee Schiller, Jeff Tempas, and Tamara Seaver. Jonathan Heroux joined by telephone.

EXECUTIVE SESSION: Upon a motion by Trustee Menk and a second by Trustee Christy, the Board unanimously approved entering into executive session at 8:07 a.m. to discuss with counsel a draft of the Wild Plum service plan, which will include privileged attorney client communication and to receive legal advice on specific legal questions pertaining to the Wild Plum service plan pursuant to CRS Sections CRS 24-6-402(2)(d.5)(II)(B) and CRS 24-6-402(4)(b).

The Trustees came out of executive session at 10:08 a.m.

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:08 a.m.

**TOWN OF COLUMBINE VALLEY
BOARD OF TRUSTEES SPECIAL MEETING**

August 9, 2017

MINUTES

Mayor Champion called the Special Meeting of the Trustees to order at 8:05 a.m., in the Conference Room at the Town Hall at 2 Middlefield Road, Columbine Valley, 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: J.D. McCrumb, Lee Schiller, Jeff Tempas, and Tamara Seaver. Jonathan Heroux joined by telephone.

EXECUTIVE SESSION: Upon a motion by Trustee Menk and a second by Trustee Boyle, the Board unanimously approved entering into executive session at 8:07 a.m. to discuss with counsel a draft of the Wild Plum service plan, which will include privileged attorney client communication and to receive legal advice on specific legal questions pertaining to the Wild Plum service plan pursuant to CRS Sections CRS 24-6-402(2)(d.5)(II)(B) and CRS 24-6-402(4)(b).

The Trustees came out of executive session at 10:04 a.m.

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:05 a.m.

SOUTH PLATTE WORKING GROUP

June 19, 2017

Jeff Shoemaker, Executive Director
The Greenway Foundation
1855 South Pearl Street, Suite 40
Denver Colorado 80210

Dave Bennett, Manager of Water Resources
Denver Water
1600 West 12th Avenue
Denver, Colorado 80204

Dear Jeff and Dave:

We are pleased to inform you that the South Platte Working Group is able to commit funding for the Chatfield Environmental Pool. The councils and boards of seven working group entities affirmed their commitment to the health of the South Platte River by agreeing to provide a total of \$375,000 to purchase fifty acre-feet of storage. This funding will be provided by June 2018. The commitments are below:

SPWG Member Entity	Acre-Feet Purchased	Committed Funding
Arapahoe County Open Spaces	15 acre-feet	\$112,500
Columbine Valley	1 acre-foot	\$7,500
Englewood	10 acre-feet	\$75,000
Littleton	10 acre-feet	\$75,000
Sheridan	3 acre-feet	\$22,500
South Metro Land Conservancy	1 acre-foot	\$7,500
SSPRD	10 acre-feet	\$75,000

We understand that our fifty acre-foot contribution is part of a 250 acre-foot matching challenge that was issued by Denver Water. The total funding will purchase 500 acre-feet with Denver Water's challenge commitment. We are excited about the important benefits that the flows will bring during the periods when the river needs water. We expect to be part of the processes to determine when the flows will be released.

Each of the SPWG entities is planning to provide the funding by June 2018. Please let us know how this funding should be issued and we will work cooperatively with you to make sure that the procurement processes are set in motion in time to meet the deadline.

Thanks to you both for your leadership on this issue.

Sincerely,

The Members of the South Platte Working Group
(Please see the next page for members.)

SOUTH PLATTE WORKING GROUP

Arapahoe County

Kathleen Conti, Commissioner
Shannon Carter, Intergovernmental
Relations and Open Spaces Director

City of Englewood

Linda Olson, City Council
Eric Keck, City Manager

City of Sheridan

Sally Daigle, City Council
Devin Granbery, City Manager

Colorado Water Conservation Board

Joe Busto, South Platte River Coordinator

South Metro Land Conservancy

Bobbie Sheffield, Board Member

Arapahoe County Open Space & Trails Advisory Board

Bev Bradshaw, At Large Board Member

Town of Columbine Valley

Gale Christy, Trustee, Community Affairs

City of Littleton

Debbie Brinkman, Mayor Pro Tem
Mike Braaten, Deputy City Manager

South Suburban Parks & Recreation District

Jim Taylor, Board Member
Brett Collins, Director of Planning &
Development

Urban Drainage & Flood Control District

Laura Kroeger, Assistant Manager

South Suburban Park Foundation

David Bolt, Board Member



Town Administrator's Report

August 2017



Town of Columbine Valley
2 Middlefield Road
Columbine Valley, CO 80123

Tel: 303-795-1434
Fax: 303-795-7325
jdmccrumb@columbinevalley.org



Communications & Happenings

- The June and July Concerts in the Park have been great successes with attendance exceeding expectations. There is one more concert on August 24 featuring popular 80s cover band Phat Daddy and the Taco Mojo food truck. These events have generated lots of positive feed back and staff is looking at continuing these events next year.
- The 4th of July Parade and Festival was also a great success. Staff could not have managed this event with out the support of the Club and local volunteers.



- The fall newsletter is in final production now and will be delivered to homes just after Labor Day. Articles include snow plowing updates and road safety info.
- Riley McCormick and Drew Woodward will start their internships with the Town on Tuesday, August 29. This opportunity is thanks to the CU-Denver fellowship program and the Colorado City and County Managers Association (CCCMA) who contribute funds to make these internships possible. Riley and Drew will work 15 hours a week from late August – May and will focus their efforts on a variety of projects across all functions of the Town. If the Trustees would like more information about the scope of these projects please contact J.D. Riley and Drew are both students at CU-Denver pursuing Masters Degrees in Public Administra-

Town Website July Statistics

4,029

Total Visits

4,464

July Page Views

Top Pages

Development Updates

Community Updates

Documents

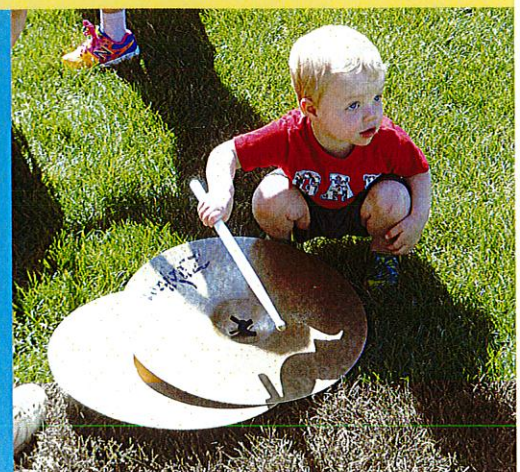
Municipal Court

2017 Town Goal Tracking: 35 Goals Set; 29Goals in Progress; 9 Goals Completed (26%)

Citizen Contacts:

Staff has fielded calls, emails or walk-ins on the following topics in July

- ⇒ Building Department: 89
- ⇒ Comm. Development: 172
- ⇒ Public Works: 66
- ⇒ Municipal Court: 29
- ⇒ Other: 163



Building Department

Monthly Stats

15 Permits Issued

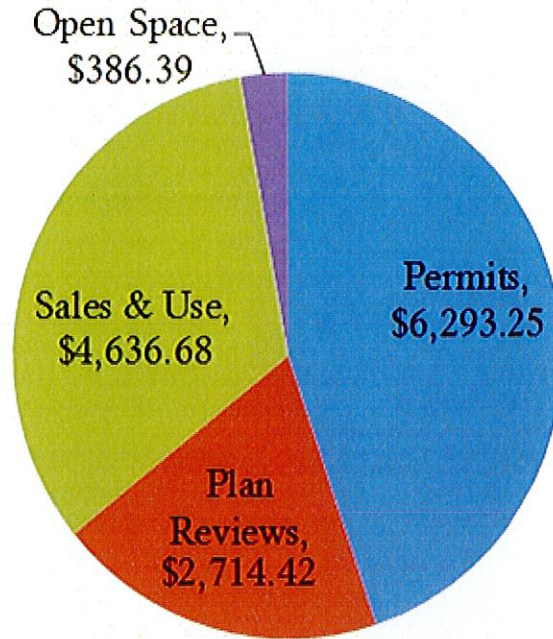
- New SFR: 0
- Major Remodels: 3
- New Roofs: 1
- Other/Misc.: 11

130 Inspections

11 Licenses Issued

- General: 4
- Electrician: 0
- Plumbers: 3
- Mechanical: 3
- Roofer: 1

July Permit Rev.: \$14,030.74



Willowcroft Manor

41 Total Lots

41 Permits Issued

0 Permits Pending

30 Completed Homes

29 Occupied Homes

Wilder Lane

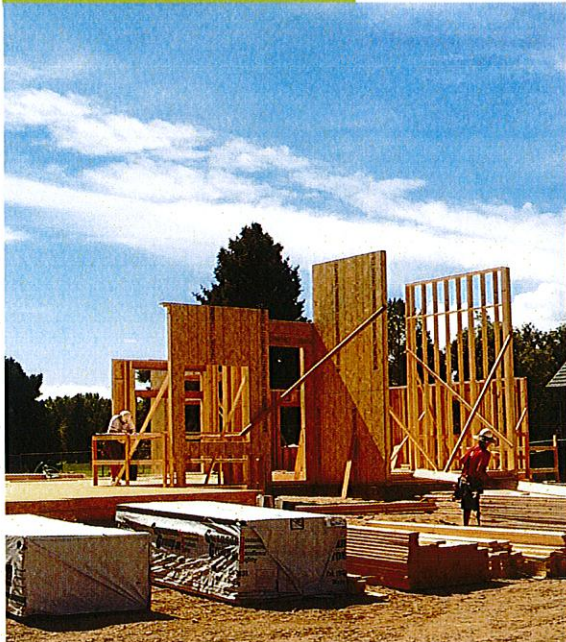
24 Total Lots

8 Permits Issued

1 Permit Pending

5 Completed Homes

5 Occupied Homes



Building Department Revenue by Month

	2016	2016 YTD	2017	2017 YTD
January	\$2,304.44	\$2,304.44	\$19,908.26	\$19,908.26
February	\$8,570.86	\$10,875.30	\$56,545.98	\$76,454.24
March	\$84,269.53	\$95,144.83	\$45,844.32	\$122,298.56
April	\$64,831.11	\$159,975.94	\$164,185.81	286,484.37
May	\$45,799.17	\$205,775.11	\$129,819.95	\$416,304.32
June	\$30,756.68	\$236,531.79	\$21,136.83	\$437,441.15
July	\$327,329.37	\$563,861.16	\$14,030.74	\$438,844.89

Street Cut Permits

The Town's Street Cut Permit process was updated in June and is working well. All aspects of the review have been brought in-house and both the process of issuing the permits and follow-up procedures are working better than ever for both the citizen and contractor/utility company. Questions about this process can be directed to Stephanie or Hobbes at Town Hall.

Building Department Software

Staff planned to bring a new software package for the Trustees consideration in September. This proposal has been given new urgency with the discovery that Microsoft Access, the software currently being used by both the Building Departments and Municipal Court, has been updated and the version needed for Town use is no longer available on new computers. This means that staff can only access the existing software programs on older computers. As those computers fail, we will continue to lose access to the data and systems currently used by the Town.

Municipal Court

	<u>2016</u>	<u>2016 YTD</u>	<u>2017</u>	<u>2017 YTD</u>
January	\$5,632.49	\$5,632.49	\$6,295.25	\$6,295.25
February	\$3,527.00	\$9,159.49	\$3,778.97	\$10,074.22
March	\$6,170.5	\$15,329.99	\$8,867.00	\$18,941.22
April	\$4,323.50	\$19,653.49	\$6,755.00	\$25,696.22
May	\$1,862.25	\$21,515.74	-\$905.00 *	\$24,791.22
June	\$3,638.78	\$25,154.52	\$5,767.00	\$30,558.22
July	\$8,590.86	\$33,744.88	\$5,061.25	\$35,619.47
August	\$5,843.61	\$39,588.49		
September	\$6,111.98	\$45,700.47		

July Monthly Stats

- Total paid before Court: 43
- Total on docket: 41
- Cases heard by Judge: 26
- Continuances: 1
- Failure to Appear: 1
- Stay of Executions: 4
- Classes Ordered: 8
- Bench Warrants: 6
- Trials: 1

Public Works Department

- Work on the 2017 Pavement Program is scheduled for September. While the exact timing of the work has not been locked down Staff has confirmed the general scheduled and scope of work. This year will see Middlefield from Bowles to Aljor, Club Lane, and Fairway Lane from the Country Club to #39 receive mill and overlay treatments. There will also be a few locations that receive concrete work, including the drainage dip near the Country Club bridge. That only leaves Fairway Lane from Platte Canyon to #16, Fairway Lane from #39—#69, and the Town Hall parking lot for future years.
- The Colorado Department of Transportation will be replacing the stoplights at the intersection of Cole Mine/Doral and Platte Canyon Road later this fall. This replacement is a routine equipment exchange and is not related to the efforts underway to time the signals or improve operations of Platte Canyon Road.
- Hobbes Hayden will be attending a tour hosted by the Boulder Forestry Department in August to learn to identify Emerald Ash Borer and discuss strategies to prevent and treat this invasive species.
- The 3-D Printer has successfully printed the first complete, full-size light pole sleeve. After several tests and some trouble shooting, the final product can be produced in house for just over \$15.00 with a print time of approximately 12 hours. Each finished sleeve will then be painted and treated to endure the weather which will take another 2 hours of time and approximately \$5.00 in supplies. The Public Works department plans to have 3 or 4 sleeves on hand and can produce more as needed.
- A large amount of Poison Ivy was discovered in the Town right-of-way along Hunter Run Lane. Staff has been carefully treating and removing the plant and is now (painfully) aware of how to identify this and other similar plants in the future.
- Republic, the Town's trash and recycle vendor has now transitioned entirely away from servicing small stackable recycle bins and has replaced them throughout Town with the large 96 gallon rolling bins. Citizens with concerns are being encouraged to contact Republic directly.



Community Development

Wilder Lane

- There have been five homes built of which four are occupied and a sixth home is under construction. Four additional permits have been issued meaning the east side of Wilder Lane is sold out. In addition they have a contract on one lot on the west side.
- The existing roadway asphalt and drainage pan cracking along Wilder Lane, and conformance with Town roadway standards, remains a problem. The developer has been asked to review the Town's concerns about the pavement with the Town and Bryan Construction but no progress has been made. A summary of specific concerns and compliance request letter has been sent to the developer.

Wild Plum Farm

Following the Trustee's approval of the Final Plan and Final Plat, the staff has been working on the normal post approval documents which are:

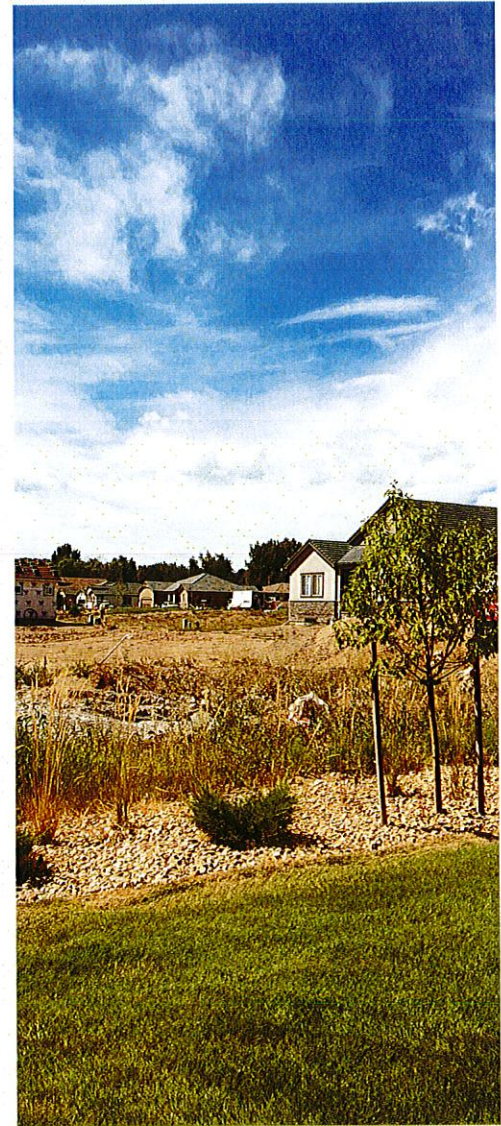
- Subdivision Improvements Agreement (SIA). The staff is reviewing the Draft SIA which will come to the board for their approval after the staff and CalAtlantic have reached consensus on the language, public improvement cost estimates and form of collateral.
- Covenants (CC&R's). The staff reviews the CC&R's to insure that they are consistent with the Town Regulations and the approved Final Plan and Plat. Board approval of the CC&R's is not required but the Board is informed if there are any concerns the Trustee's need to address.

Littleton Referrals

The Trustees were informed that Mr. Trainer will no longer pursue access onto Brookhaven Lane for his development on the Clayton Farm, and all the traffic will access the site from Watson Lane. The staff has reviewed the site plan and has met with Mr. Trainer on several occasions. Staff has also had meetings with the staff at Littleton.

The development as proposed is consistent in density to Brookhaven. Staff has not seen any architectural illustrations. In Littleton, design review is a post approval, administrative process. We will review the design exhibits when they become available.

The staff has no concerns and if the Trustee's concur we will send a letter stating such to Littleton.



TOWN OF COLUMBINE VALLEY
 COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
 JUNE 30, 2017

Assets	Totals	
	June 30, 2017	December 31, 2016
Cash and investments	\$ 1,832,221	1,474,091
Other receivables	223,053	133,586
Property taxes receivable	7,083	328,683
Property and equipment, net	2,380,367	2,380,366
	\$ 4,442,724	4,316,726
Liabilities and Equity		
Liabilities:		
Accounts payable	\$ 21,488	57,756
Accrued liabilities	37,235	33,307
Deferred property tax revenue	7,083	328,683
Fund balance:		
Reserved - TABOR emergency	56,657	56,657
Conservation Trust	26,281	23,051
Arapahoe County Open Space	359,077	324,700
Unavailable - Fixed assets net of outstanding long term debt	2,380,367	2,380,366
Unreserved	1,554,536	1,112,206
Total equity	4,376,918	3,896,980
	\$ 4,442,724	4,316,726

TOWN OF COLUMBINE VALLEY
 COMBINED STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
 ALL GOVERNMENTAL FUND TYPES
 BUDGET AND ACTUAL
 SIX MONTHS ENDED JUNE 30, 2017 AND 2016

Revenue	June Totals		Six Months Ended June 30, 2017		
	2017	2016	Budget	Actual	Variance
Taxes:					
Property taxes	\$ 128,469	77,527	279,381	321,570	42,189
Specific ownership taxes	3,296	2,169	10,752	13,396	2,644
Sales and use tax	64,009	20,894	246,000	344,190	98,190
Utility franchise fees	2,908	2,000	24,000	22,775	(1,225)
Cable television	7,482	5,000	14,000	15,181	1,181
Permits and fines:					
Permits, fees and services	41,209	12,014	69,000	212,368	143,368
Fines	9,122	7,944	36,000	34,318	(1,682)
Intergovernmental:					
Bow Mar IGA	77,054	-	154,108	231,162	77,054
State highway user's tax	3,515	2,000	22,998	21,300	(1,698)
County highway tax revenue	7,200	7,130	4,200	11,782	7,582
Motor vehicle registration fees	950	546	3,000	2,784	(216)
State cigarette tax apportionment	-	107	402	-	(402)
Conservation Trust Fund entitlement	1,630	1,750	3,000	3,196	196
Arapahoe County Open Space shareback	-	-	30,000	33,238	3,238
Interest income	916	544	4,002	5,314	1,312
Other	(1,764)	1,621	7,902	18,012	10,110
Total revenue	345,996	141,246	908,745	1,290,586	381,841
Expenditures					
Current:					
Public safety	54,006	58,632	325,756	306,232	19,524
Sanitation	6,463	6,527	37,500	37,515	(15)
Administration	66,491	78,694	262,026	350,169	(88,143)
Planning and zoning	7,726	14,909	34,500	25,711	8,789
Public works	8,730	14,100	190,608	50,015	140,593
Other - rounding	(2)	-	-	-	-
Capital outlay					
Capital expenditures	(4,701)	-	53,000	41,007	11,993
Conservation Trust Fund expenditures	-	-	6,000	-	6,000
Total expenditures	138,713	172,862	909,390	810,649	98,741
Excess of revenue over expenditures	207,283	(31,616)	(645)	479,937	480,582
Major projects	-	8,842	-	-	-
Excess of revenue over (under) expenditures and major projects	207,283	(40,458)	(645)	479,937	480,582
Fund balance - beginning of period	1,789,268	1,588,639	1,347,624	1,516,614	168,990
Fund balance - end of period	\$ 1,996,551	1,548,181	1,346,979	1,996,551	649,572

TOWN OF COLUMBINE VALLEY
GENERAL FUND
SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL
SIX MONTHS ENDED JUNE 30, 2017 AND 2016

	June 2017	June 2016	Budget	Six Months Ended June 30, 2017 Actual	Variance
Public safety:					
Automotive expenses	3,532	5,268	18,250	12,991	5,259
Salaries and benefits	39,600	41,367	255,502	248,081	7,421
Municipal court	3,433	2,813	21,252	20,201	1,051
Other	7,441	9,184	30,752	24,959	5,793
	<u>54,006</u>	<u>58,632</u>	<u>325,756</u>	<u>306,232</u>	<u>19,524</u>
Sanitation	6,463	6,527	37,500	37,515	(15)
Administration:					
Legal	7,141	2,594	24,000	32,543	(8,543)
Accounting and audit	750	2,000	17,700	22,000	(4,300)
Inspection	19,290	43,314	34,500	78,898	(44,398)
Town administration	19,914	16,258	130,105	137,803	(7,698)
Insurance and bonds	5,661	10,771	14,502	15,429	(927)
Office supplies and miscellaneous	9,459	(509)	19,254	39,902	(20,648)
County Treasurer's collection fees	1,285	776	2,465	3,216	(751)
Rent and building occupancy costs	2,991	3,490	19,500	20,378	(878)
	<u>66,491</u>	<u>78,694</u>	<u>262,026</u>	<u>350,169</u>	<u>(88,143)</u>
Planning and zoning					
Planner and Engineering	7,726	14,909	34,500	25,711	8,789
Public works:					
Street repairs and maintenance	1,142	2,837	167,602	21,766	145,836
Street lighting	974	1,034	7,500	6,502	998
Weed and tree removal	2,564	1,039	6,752	5,900	852
Other	4,050	9,190	8,754	15,847	(7,093)
	<u>8,730</u>	<u>14,100</u>	<u>190,608</u>	<u>50,015</u>	<u>140,593</u>
Other - rounding	(2)	-	-	-	-
Capital expenditures:					
Public safety	-	-	43,000	41,007	1,993
Administration	(4,701)	-	10,000	-	10,000
Public works	-	-	-	-	-
	<u>(4,701)</u>	<u>-</u>	<u>53,000</u>	<u>41,007</u>	<u>11,993</u>
Conservation Trust Fund expenditures	-	-	6,000	-	6,000
Total expenditures	<u>138,713</u>	<u>172,862</u>	<u>909,390</u>	<u>810,649</u>	<u>98,741</u>
Major projects:					
Town Hall remodel	-	8,842	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>-</u>	<u>8,842</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures and major projects	<u>138,713</u>	<u>181,704</u>	<u>909,390</u>	<u>810,649</u>	<u>98,741</u>

TOWN OF COLUMBINE VALLEY
 SUPPLEMENTAL SCHEDULE OF GENERAL FUND EXPENDITURES - BUDGET AND ACTUAL
 SIX MONTHS ENDED JUNE 30, 2017 AND 2016

	June 2017	June 2016	Six Months Ended June 30, 2017		
			Budget	Actual	Variance
Public Safety:					
Automotive expenses:					
Cruiser gas/oil/maintenance	1,907	2,018	15,000	9,741	5,259
Cruiser insurance	1,625	3,250	3,250	3,250	-
	<u>3,532</u>	<u>5,268</u>	<u>18,250</u>	<u>12,991</u>	<u>5,259</u>
Salaries and benefits:					
Salaries	31,504	31,097	200,000	201,889	(1,889)
Pension plan	2,565	2,502	20,000	19,267	733
Health/workman's comp insurance	5,531	7,768	35,502	26,925	8,577
	<u>39,600</u>	<u>41,367</u>	<u>255,502</u>	<u>248,081</u>	<u>7,421</u>
Municipal court:					
Municipal court - judge	750	750	4,500	4,500	-
Municipal court - legal	2,348	1,781	13,752	14,236	(484)
Municipal court - other	335	282	3,000	1,465	1,535
	<u>3,433</u>	<u>2,813</u>	<u>21,252</u>	<u>20,201</u>	<u>1,051</u>
Other:					
Uniforms	195	278	4,002	3,498	504
Education/training	350	458	3,750	972	2,778
Arapahoe County dispatch fee	6,595	6,595	13,190	13,190	-
Supplies/miscellaneous	301	1,853	9,810	7,299	2,511
	<u>7,441</u>	<u>9,184</u>	<u>30,752</u>	<u>24,959</u>	<u>5,793</u>
Administration:					
Town administration:					
Salaries - administration	13,623	10,483	92,500	91,259	1,241
FICA/Medicare - administration	2,014	1,867	7,400	10,528	(3,128)
Health insurance - administration	2,543	1,985	15,000	17,156	(2,156)
Pension - administration	878	693	4,625	5,734	(1,109)
Telephone/communications	297	574	2,748	2,405	343
Computer expense	499	656	2,502	4,565	(2,063)
Election expense	-	-	2,000	-	2,000
Dues and publications	60	-	3,330	6,156	(2,826)
	<u>19,914</u>	<u>16,258</u>	<u>130,105</u>	<u>137,803</u>	<u>(7,698)</u>
Office supplies and miscellaneous:					
Advertising/notices	11	281	252	24	228
Miscellaneous	8,506	(3,516)	15,000	36,888	(21,888)
Supplies - administration	942	2,726	4,002	2,990	1,012
	<u>9,459</u>	<u>(509)</u>	<u>19,254</u>	<u>39,902</u>	<u>(20,648)</u>
Legal					
Accounting and audit	750	2,000	17,700	22,000	(4,300)
Inspection	19,290	43,314	34,500	78,898	(44,398)
Insurance and bonds	5,661	10,771	14,502	15,429	(927)
County Treasurer's collection fees	1,285	776	2,465	3,216	(751)
Building occupancy costs	2,991	3,490	19,500	20,378	(878)

TOWN OF COLUMBINE VALLEY
 SUPPLEMENTAL SCHEDULE OF GENERAL FUND EXPENDITURES - BUDGET AND ACTUAL
 SIX MONTHS ENDED JUNE 30, 2017 AND 2016

	June 2017	June 2016	Six Months Ended June 30, 2017		
			Budget	Actual	Variance
Public works:					
Street repairs and maintenance:					
Street/gutter maintenance	370	2,761	150,000	16,189	133,811
Snow removal	-	-	8,100	2,239	5,861
Striping	-	-	1,500	-	1,500
Signs maintenance	390	-	1,500	1,236	264
Vehicle maintenance	382	76	1,752	2,102	(350)
Other drainage	-	-	3,750	-	3,750
Street cleaning	-	-	1,000	-	1,000
	<u>1,142</u>	<u>2,837</u>	<u>167,602</u>	<u>21,766</u>	<u>145,836</u>
Street lighting	974	1,034	7,500	6,502	998
Ground maintenance	2,564	1,039	6,752	5,900	852
Other:					
Miscellaneous minor public works	3,930	8,160	3,000	13,356	(10,356)
Storm water permit process	120	298	2,502	2,491	11
Professional fees	-	732	3,252	-	3,252
	<u>4,050</u>	<u>9,190</u>	<u>8,754</u>	<u>15,847</u>	<u>(7,093)</u>
Capital and Conservation Trust Fund:					
Capital expenditures:					
Administration	(4,701)	-	10,000	-	10,000
Public safety	-	-	43,000	41,007	1,993
Public works	-	-	-	-	-
	<u>(4,701)</u>	<u>-</u>	<u>53,000</u>	<u>41,007</u>	<u>11,993</u>
Conservation Trust Fund expenditures:					
Miscellaneous	-	-	6,000	-	6,000
	<u>-</u>	<u>-</u>	<u>6,000</u>	<u>-</u>	<u>6,000</u>



Request for Board of Trustee Action

Date: August 15, 1017

Title: Trustee Bill #3 Series 2017. Ordinance approving the annexation of property to the Town of Columbine Valley

Presented By: Lee Schiller, Town Attorney

Prepared By: Lee Schiller, Town Attorney

Background: The Board of Trustees considered this on 1st Reading on July 18, 2017.

Attachments: Trustee Bill #3 Series 2017

Staff Recommendations: Approve the Ordinance

Recommended Motion(s): "I move to approve Trustee Bill #3 Series 2017."

TRUSTEE BILL NO. 3
SERIES OF 2017

INTRODUCED BY
TRUSTEE: BRUCE MENK

A BILL FOR AN ORDINANCE
OF THE TOWN OF COLUMBINE VALLEY APPROVING THE ANNEXATION OF
PROPERTY TO THE TOWN OF COLUMBINE VALLEY

WHEREAS, a Petition for Annexation was submitted by Wild Plum JV, LLC, a Delaware Limited Liability Company, concerning the Property described in Exhibit A attached hereto; and

WHEREAS, the Board of Trustees of the Town of Columbine Valley pursuant to Resolution No. 4, Series of 2017, passed at a meeting held on June 9, 2017, accepted said Petition and found and determined that the applicable requirements of The Municipal Annexation Act had been met; and

WHEREAS, pursuant to § 31-12-109, C.R.S., a public hearing concerning the annexation was held, on July 18, 2017.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF COLUMBINE VALLEY, COLORADO, as follows:

Section 1. The Board of Trustees finds that the proposed annexation satisfies the requirements of § 31-12-104, C.R.S. and § 31-12-105, C.R.S.

Section 2. That the annexation of the Property described in Exhibit A attached hereto, to the Town of Columbine Valley is hereby approved.

Section 3. Should any section clause, sentence, part or portion of this Ordinance be adjudged by any court to be unconstitutional or invalid, the same shall not affect, impair, or invalidate the Ordinance as a whole or any part thereof other than the part or portion declared by such court to be unconstitutional or invalid.

Section 4. The Town Clerk shall certify the passage of this Ordinance and cause notice of its contents and passage to be published.

Section 5. This Ordinance shall be in full force and effect upon the expiration of thirty (30) days after the publication of this Ordinance in the Littleton Independent, Littleton, Colorado, said newspaper being a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

Introduced as Trustee Bill No. 3, series of 2017, at a regular meeting of the Board of Trustees of the Town of Columbine Valley, Colorado, on the 18th day of July, 2017, passed by a vote of ____ for and ____ against, on first reading; passed on second reading at a regular

meeting of the Board of Trustees held by a vote of ____ for and ____ against on the ____ day of _____, 2017, and ordered published in the Littleton Independent on the ____ day of _____, 2017.

Richard Champion, Mayor

ATTEST:

J.D. McCrumb, Clerk of the Town of Columbine Valley

EXHIBIT A

TOWN OF COLUMBINE VALLEY
ZONING REGULATIONS



Request for Board of Trustee Action

Date: August 15, 1017

Title: Trustee Bill #4 Series 2017. Ordinance approving the rezoning, Final Development Plan and Final Plat for Wild Plum

Presented By: Lee Schiller, Town Attorney

Prepared By: Lee Schiller, Town Attorney

Background: Approval of this Ordinance completes the final approval process for the development of the Wild Plum property. The Board of Trustees considered this on 1st Reading on July 18, 2017.

Attachments: Trustee Bill #4 Series 2017

Staff Recommendations: Approve with condition stated in the Ordinance

Recommended Motion(s): "I move to approve Trustee Bill #4 Series 2017 with all the conditions stated therein."

A BILL FOR AN ORDINANCE
OF THE TOWN OF COLUMBINE VALLEY APPROVING THE REZONING OF PROPERTY
SITUATED IN A PORTION OF A PARCEL OF LAND IN THE NORTHEAST 1/4 OF
SECTION 30 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO, KNOWN AS 6850 S. PLATTE
CANYON ROAD, FROM RA, RESIDENTIAL AGRICULTURE TO PR, PLANNED
RESIDENTIAL AND THE WILD PLUM PLANNED DEVELOPMENT AND FINAL PLAT
THEREFOR

WHEREAS, the Board of Trustees of the Town of Columbine Valley desire to rezone the property located in a portion of a parcel of land in the Northeast 1/4 of Section 30 and the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 5 South, Range 68 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, said property being more specifically described in Exhibit A, which is attached hereto and made a part hereof by this reference, from RA, Residential Agriculture to PR Planned Residential; and

WHEREAS, the Board of Trustees of the Town of Columbine Valley desire to approve the Wild Plum Planned Development Plan and Final Plat for said property, including the Construction Management Plan, the Design Guidelines, the Architectural Illustrations, and Landscape Plan; and

WHEREAS, the Board of Trustees of the Town of Columbine Valley deem this Ordinance, rezoning property and approving the Final Development Plan and Final Plat for Wild Plum, serves the public health, safety and welfare;

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF COLUMBINE VALLEY, COLORADO, as follows:

Section 1. The Board of Trustees hereby approves the rezoning and Final Development Plan and Final Plat for Wild Plum, including the Construction Management Plan, the Designed Guidelines and Agricultural Illustrations, together with the Landscaping Plan, subject to the following conditions:

A. Final Development Plan/Final Plat

Prior to the Mayor signing the Final Development Plan and Final Plat Signature Mylars:

1. Incorporate the recommendations of the Planning and Zoning Commission of May 9, 2017, as well as those provided by Staff in their July 18, 2017, presentation report to the Trustees as follows:

a. Staff conditions:

i. Final Development Plan. Amend special note 8 to read:
Common - That property owned by the Homeowners Association or similar entity.
Common open space is accessible and used by all the property owners but the use
may be extended to other parties by special agreement.

ii. Tract Summary Charts (Plan and Plat) Tract E- Delete “Emergency
Access”

iii. On FDP Sheet 2, General Notes IV. B. 8. -Revise to read
“Ancillary Structures as specified on Final Landscape Plan.

iv. On FDP Sheet 3 General Notes – Revise Note B to include “All
homes must generally front the street”.

v. On FDP and Final Plat, Sheet 1- Add Note 9 as follows:
The purpose of Tract E is to provide for utilities and access by pedestrians,
bicycles and golf carts. The hard surface improvement shall not exceed 5’ in
width. Use of Tract E as a future emergency Use of Tract E as a future emergency
access is permitted only if approved by the Board of Trustees through a Plan
Amendment.

vi. Sheet 3, Notes/Design Guidelines, I.F. Revise to read:
Pet enclosures are allowed subject to review and approval by the AAC of the
HOA. Pet enclosures shall be in an area that will not create a nuisance to the
bordering lots/homes and will be of a size and design approved by the AAC.

vii. Reduce speed limit on HR to 15 mph during construction.

viii. Prohibit use of 20 CY trucks for dirt import. Use to be reviewed
after completion of HR/PC improvements are complete.

ix. Delete all references to “Filing 1 or Filing 2” and insert correct
reference.

x. Correct the minor errors or omissions.

b. Planning and Zoning Recommendations:

i. The emergency access (Tract F) having retractable bollards or
gate(s)

ii. Modify the Design Review Guidelines, in order to achieve
architectural consistency with the homes in Block 1 to be located on Fairway
Lane, by limiting the house on Block 4 Lot 11 to 25’ in height (may be

semi-custom or custom in accordance with Old Town design standards) and the house on Block 4 Lot 10 to 30' in height.

iii. Construction Management Plan (CMP) subject to Board of Trustees Approval.

iv. Improvements to the Platte Canyon/Hunter Run intersection must be started within 30 days of CDOT approval.

v. Prior to the Board of Trustees meeting conduct a study to consider enhanced safety features at the intersection of Thoroughbred and Hunter Run including input from community, developer and town staff/consultants.

2. Staff to continue to work with the developer, Wild Plum JV, LLC, on the design of the Emergency Access as proposed by the Planning and Zoning Commission at their meeting of May 9, 2017, between streets B and C in Tract F while insuring that it cannot be used for vehicular traffic other than for emergencies. Final approval of the Emergency Access area, including the barrier design, shall be approved by the Board of Trustees.
3. Incorporate the requirement that when the construction access between streets A and C located in Tract E is closed in accordance with the Construction Management Plan, access barriers between streets B and C in Tract F shall be installed.
4. An escrow fund, to be funded by Wild Plum JV, LLC, shall be established in an amount to be determined by Staff following its research concerning the various barrier options that could be utilized in Tract F, to cover the cost of the barrier and barrier design.
5. Staff shall prepare a Plat Note establishing the maximum height measurement method for Wild Plum.
6. Note 9 in the Final Plat be amended to read, "a major amendment".
7. The Final Plat shall be revised to provide that funds shall be escrowed by Wild Plum JV, LLC 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 Wild Plum. Should the Colorado Department of Transportation not approve a light within that time period, the escrow fund shall be released to Wild Plum JV, LLC.
8. The Final Plat shall be revised that the street light required by the Colorado Department of Transportation to be placed at the Platte Canyon and Hunter Run intersection shall be a "down" street light so that it does not shine into neighboring homes, unless such a light is prohibited by the Colorado Department

of Transportation.

9. The Final Plat shall be revised that each of the ninety-five (95) homes in Wild Plum shall have a pole light or driveway monument with light that automatically turns on at dusk.
10. The Final Plat shall be revised to provide entry monuments to Wild Plum at both Hunter Run and Fairway Lane shall identify Wild Plum as, "Wild Plum in/at the Town of Columbine Valley".

B. Construction Management Plan

Staff and Wild Plum JV, LLC to continue to address safety conditions at the Hunter Run/Thoroughbred and Hunter Run/Platte Canyon intersections during the course of construction. Staff shall submit the Construction Management Plan to the Board of Trustees for action no later than September 19, 2017, which will include a solution for traffic safety concerns on Hunter Run Lane.

C. Roadway, Storm Water Grading and Erosion Control Civil Construction Documents

Prior to the commencement of any major improvements, the construction plans must be approved by the Town Engineer and the appropriate utility providers.

D. Subdivision Improvements Agreement (SIA)

Prior to the commencement of any major improvements to the SIA, must be approved by the Board of Trustees.

E. Covenants and Restrictions

Prior to the issuance of any building permits for permanent structures, the CC&R's must be approved by the Town Attorneys.

F. Minor Improvements and Temporary Structures

It is recommended that the Board of Trustees authorize the following:

1. The Town Engineer may approve minor site improvements, including overlot grading prior to the formal construction plan approvals.
2. The Town Administrator and Building Official may approve permits for temporary structures such as construction sheds, office and storage prior to the approval of the CC&R's.

Section 2. Should any section clause, sentence, part or portion of this Ordinance be adjudged by any court to be unconstitutional or invalid, the same shall not affect, impair, or invalidate the Ordinance as a whole or any part thereof other than the part or portion declared by such court to be unconstitutional or invalid.

Section 3. The Town Clerk shall certify the passage of this Ordinance and cause notice of its contents and passage to be published.

Section 4. This Ordinance shall be in full force and effect upon the expiration of thirty (30) days after the publication of this Ordinance in the Littleton Independent, Littleton, Colorado, said newspaper being a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

Introduced as Trustee Bill No. 4, series of 2017, at a regular meeting of the Board of Trustees of the Town of Columbine Valley, Colorado, on the 18th day of July, 2017, passed by a vote of _____ for and _____ against, on first reading; passed on second reading at a regular meeting of the Board of Trustees held by a vote of _____ for and _____ against on the _____ day of _____, 2017, and ordered published in the Littleton Independent on the _____ day of _____, 2017.

Richard Champion, Mayor

ATTEST:

J.D. McCrumb, Clerk of the Town of Columbine Valley

EXHIBIT A

TOWN OF COLUMBINE VALLEY
ZONING REGULATIONS



Request for Board of Trustee Action

Date: August 11, 2017

Title: Wild Plum Metropolitan District, Service Plan

Presented By: Matt Dalton/Tom George, Spencer Fane LLP

Developer: CalAtlantic

Background: CalAtlantic is requesting the Town's approval of a special district under title 32 of the Colorado Revised Statutes called Wild Plum Metropolitan District. The proposed service plan was submitted in accordance with the Town's Ordinance, Trustee Bill No. 1, Series of 2017.

The proposed Wild Plum Metropolitan District Service Plan contains the following proposed financial parameters:

1. Maximum Debt Limit = \$11,000,000;
2. Maximum Debt Service Mill Levy = 49.750 mills;
3. Maximum Operations Mill Levy = 11.055 mills;
4. Public Improvements –NTE the Maximum Debt Limit, Regardless of actual costs of public improvements;
5. No fees may be imposed by the District, other than fees to cover the costs of design review and covenant enforcement services.

The proposed Wild Plum Metropolitan District would be empowered to fund or provide the following public improvements:

1. Water and sewer improvements, to be dedicated to Southwest Metropolitan District which will actually provide water and sewer service;
2. Open Space – Tracks K, L, M and N = conveyed by deed to Town following permitting for trails and operated by District per IGA and License Agreement;
3. Stormwater drainage system and detention ponds;
4. Landscaping;
5. Streets;
6. Mosquito control.

The proponents of the proposed Wild Plum Metropolitan District provided the Town with a market study attesting the reasonableness of the assumptions in the financial plan for the District regarding the housing market as well as affirmation from an independent special district management company that the operations mill levy will be sufficient to fund operations.

Attachments: Resolution #5, Series 2017
Wild Plum Metropolitan District Service Plan, including all exhibits;
King and Associates,

Wild Plum Metropolitan District Market Analysis, dated August 2017;
Teleos Management Group, July 28, 2017 letter attesting to reasonableness of operations mill levy

Staff Recommendations: Staff, the Town Attorney, Special Counsel, Icenogle Seaver Pogue, P.C. and Special District Financial Advisor, Piper Jaffray & Co., recommend approval of the Wild Plum Metropolitan District as presented.

Recommended Motion(s): “I move to approved Resolution #5, Series 2017, approving the Service Plan for the Wild Plum Metropolitan District.”