

**MINUTES OF THE ARAPAHOE COUNTY
BOARD OF COUNTY COMMISSIONERS
TUESDAY, JUNE 18, 2019**

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:

Jeff Baker, Chair	Commissioner District 3	Present
Nancy Jackson, Chair Pro-Tem	Commissioner District 4	Present
Kathleen Conti	Commissioner District 1	Absent and Excused
Nancy Sharpe	Commissioner District 2	Present
Bill Holen	Commissioner District 5	Present
Ron Carl	County Attorney	Present
Joan Lopez	Clerk to the Board	Absent and Excused
Joleen Sanchez	Clerk to the Board	Present
	Administrator	

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

Commissioner Conti was absent and excused.

PLEDGE OF ALLEGIANCE

MODIFICATION(S) TO THE AGENDA

County Attorney Ron Carl stated that Consent Item 6.f., Copperleaf Filing 21 FDP be moved to the General Business agenda.

ADOPTION OF THE AGENDA

The motion was made by Commissioner Sharpe and duly seconded by Commissioner Holen to adopt the Agenda as amended.

The motion passed 4-0, Commissioner Conti absent and excused.

CITIZEN COMMENT PERIOD

APPROVAL OF THE MINUTES

The motion to approve the minutes from the May 14, 2019, May 21, 2019, and May 28, 2019 Public Meetings was made by Commissioner Holen, duly seconded by Commissioner Jackson.

The motion passed 4-0, Commissioner Conti absent and excused.

CEREMONIES

There were no ceremonies on this date.

CONSENT AGENDA

The motion was made by Commissioner Sharpe, duly seconded by Commissioner Jackson to approve the consent agenda as amended.

The motion passed 4-0, Commissioner Conti absent and excused.

GENERAL BUSINESS ITEMS

7.a. Resolution No. 190342 - PF18-009 Copperleaf 21 Final Plat

7.b. Resolution No. 190341 - FDP18-005 Copperleaf Filing 21 Final Development Plan

Robert Hill, Senior Assistant County Attorney, established jurisdiction for the Board to hear these cases. He stated that these cases are related to the same development, but that the Final Development Plan (FDP) must be approved prior to the Final Plat.

Bill Skinner, Senior Planner, clarified that the cases can be discussed concurrently, but there would be two separate motions of approval. He explained the details of the Final Plat and said staff recommends approval.

Mr. Skinner said the FDP proposes 266 multifamily housing units in 3 story buildings. He stated that the Final Plat must be approved in order for the FDP to be approved. He stated that the Planning Commission, as well as staff, recommends approval.

It was stated that there has been no opposition to this project.

Ryan McBreen, Norris Design, displayed renderings of the proposed buildings and explained the amenities that would be available to the residents. He explained that these would be rental apartments and some garages would be available. He stated that the dog park would be internal for the residents, but there is a separate dog park further to the south for the greater Copperleaf community.

Commissioner Holen asked about the rental rates and if there would be low-income units available.

Elly Loback, Grand Peaks Properties, stated the rental rates and said there would not be any low-income units.

Commissioner Jackson asked about nearby parks.

Mr. McBreen stated that there are trail connections and the nearest park is to the south.

The public comment period was opened.

There were no public comments.

The public comment period was closed.

The following motion was made by Commissioner Baker, duly seconded by Commissioner Sharpe: In the case of FDP18-005 Copperleaf No. 21 Final Development Plan, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and 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, including those expressed in the Engineer's Board Update Report (attached).
2. Approval of FDP18-005 Copperleaf Parcel L, Filing No. 21 Final Development Plan is contingent on the approval of the PF18-009 Copperleaf No. 21 Final Replat.
3. Applicant addresses all Arapahoe County Engineering Services Division comments.
4. Applicant obtains all necessary approvals and permits.
5. Applicant constructs a raised median in South Picadilly St. prior to the issuance of the first Certificate of Occupancy.
6. Applicant constructs a paved access to, and completes the signal at, E. Quincy Ave. north of their site prior to the first Certificate of Occupancy.
7. Applicant revises the striping and signage at the existing Filing 12 access on Picadilly to be appropriate for a ¾ movement intersection.
8. Applicant enters into an SIA and provides collateral to the County for all public improvements associated with the project including collateral for the full width of the raised median in S. Picadilly St along the entire length of the developer's frontage.

The motion passed 4-0, Commissioner Conti absent and excused.

The following motion was made by Commissioner Baker, duly seconded by Commissioner Jackson: In the case of PF18-009, Copperleaf Filing 21 Final Plat, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and 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, including those expressed in the Engineering Services Division's Board Update Report (attached).
2. Applicant obtains all necessary approvals and permits.
3. Applicant constructs a raised median in South Picadilly St. prior to the issuance of the first Certificate of Occupancy.
4. Applicant constructs a paved access to, and completes the signal at, E. Quincy Ave. north of their site prior to the first Certificate of Occupancy.

5. Applicant revises the striping and signage at the existing Filing 12 access on Picadilly to be appropriate for a ¾ movement intersection.
6. Applicant enters into an SIA and provides collateral to the County for all public improvements associated with the project including collateral for the full width of the raised median in S. Picadilly St along the entire length of the developer's frontage.
7. Per the December 7, 2004 Copperleaf Development Agreement the property owner is responsible for the construction of a sidewalk on the south side of E. Quincy Avenue, in this case sidewalks extending from the west edge of Filing 21 to the intersection of E. Quincy Avenue and S. Picadilly Street. Said sidewalks shall be constructed prior to the issuance of a Certificate of Occupancy for improvements shown in the concurrent FDP18-003 Copperleaf 21 FDP application.
8. The property owner shall construct the sidewalk on the west side of S. Picadilly Street along the east edge of Filing 21. Said sidewalk shall be constructed prior to the issuance of a Certificate of Occupancy for improvements shown in the concurrent FDP18-003 Copperleaf 21 FDP application.

The motion passed 4-0, Commissioner Conti absent and excused.

COMMISSIONER COMMENTS

There being no other business before the Board, Commissioner Baker adjourned the meeting at 9:57 a.m.

**JOAN LOPEZ, CLERK TO THE BOARD
BY JOLEEN SANCHEZ, CLERK TO THE BOARD ADMINISTRATOR**