

**LAKWOOD PLANNING COMMISSION
PUBLIC MEETING
MINUTES**

April 2, 2008

COMMISSIONERS PRESENT:

Tracy Sheffield
John Plotkin
Rich Urbanowski
George Brown III
Ray Schoch
Michael Rohr

STAFF PRESENT:

Rebecca Clark, Director, Community Planning and Development
Timothy Gelston, Manager, Development Review
Kara Mueller, Associate Planner, Development Review
Dieter Magin, Civil Engineer III, Engineering Development Assistance
John Padon, Principal Traffic Engineer, Public Works
Walter Jauch, Secretary to the Planning Commission

Following are the minutes of April 2, 2008 Lakewood Planning Commission Public Meeting. A permanent set of these minutes is retained in the office of the City Clerk.

ROLL CALL

The roll having been called, a quorum was declared and the following business was conducted:

ITEM 1: PA-07-002 – SOLTERRA SUBDIVISION FILING NO. 3, Request from Carma Lakewood, LLC for approval of a Preliminary Map for a Major Subdivision to replat portions of the Solterra Subdivision Filing No. 2 into 71 residential single-family lots, 2 super lots, and 5 tracts. The property is zoned PD (Planned Development Zone Districts) and abides by the standards of the Springfield Green Official Development Plan (ODP) Modification No. 2 and the Westwind ODP.

ITEM 2: FA-07-003 – SOLTERRA SUBDIVISION FILING NO. 3, Request from Carma Lakewood, LLC for approval of a Final Plat for a Major Subdivision to replat portions of the Solterra Subdivision Filing No. 2 into 71 residential single-family lots, 2 super lots, and 5 tracts. The property is zoned PD (Planned Development Zone Districts) and abides by the standards

of the Springfield Green Official Development Plan (ODP) Modification No. 2 and the Westwind ODP.

ITEM 3: PA-07-003 – SOLTERRA SUBDIVISION FILING NO. 4, Request from Carma Lakewood, LLC for approval of a Preliminary Map for a Major Subdivision to replat Lots 1 and 2, Block 4 of the Solterra Subdivision Filing No. 2 into 136 residential single-family lots and 6 tracts. The property is zoned PD (Planned Development Zone District) and abides by the standards of the Springfield Green Official Development Plan (ODP) Modification No. 2.

ITEM 4: FA-07-004 – SOLTERRA SUBDIVISION FILING NO. 4, Request from Carma Lakewood, LLC for approval of a Final Plat for a Major Subdivision to replat Lots 1 and 2, Block 4 of the Solterra Subdivision Filing No. 2 into 136 residential single-family lots and 6 tracts. The property is zoned PD (Planned Development Zone District) and abides by the standards of the Springfield Green Official Development Plan (ODP) Modification No. 2.

COMMISSIONER ROHR made disclosure that he has previously worked with the engineering firm of Carroll & Lange, but this would not bias his decision in any way.

COMMISSIONER SHEFFIELD made disclosure that he has previously worked with the engineering firm of Carroll & Lange, but this would not bias his decision in any way.

COMMISSIONER URBANOWSKI made disclosure that he has previously worked with the engineering firm of Carroll & Lange, but this would not bias his decision in any way.

MR. CHRIS BREMNER, Carma Lakewood, LLC, 188 Inverness Drive West, Englewood, CO 80112, presented his case information. Recreation Center is built. Waterline is built and will supply water to the area in the near future. The Parade of Homes is taking place in Solterra from July 26, 2008 through September 1, 2008. Filings Nos.1 & 2 comprised of 117 single-family lots and six super lots for future replatting. Tracts H, L, K and J are dedicated for park and open space purposes. Carma has purchased the Westwind and Extenda Care parcels. Filing No. 3 is comprised of 71 single-family lots proposed to be low-maintenance patio homes. A large interest in this type of home has been demonstrated to Carma. Filing No. 4 is comprised of 26 luxury home sites and 110 single-family home sites. The architectural design intent is to replicate a European hillside theme.

Carma is sensitive to the treatment of the Filing Nos. 3 & 4 buffer areas due to the outcome of the special election last year that did not increase the size of this open space area. Carma has had meetings with the neighborhood and are responding to their concerns regarding Filing No. 3 buffer landscaping, trees, views and the intersection of Iliff Avenue and the street crossing.

Filing No. 4 is important for the Parade of Homes, as this will be the temporary parking area for the event. Carma's intent is to get all roads in the filing paved and to use recycled asphalt for the parking lots. Carma will be sensitive to the surrounding neighbors regarding traffic during the time of the Parade of Homes. Traffic to Iliff Avenue through the existing neighborhood to the east will only be allowed for emergency vehicle access.

They are asking for approval of Filings No. 3 and 4 and are not asking for any waivers.

MS. KARA MUELLER asked that all documents, plans, reports, studies, pictures, Zoning Ordinance, Lakewood's Comprehensive Plan, any amendments, area plans and any associated materials be entered into the record.

COMMISSIONER PLOTKIN accepted. He also asked that Filing No. 4 be read into the record at this time so that both sets of Preliminary Map and Final Plat are considered at a single time.

MS. MUELLER presented for staff and stated that the applicant has demonstrated that the Final Plat and Preliminary Maps for Filings Nos. 3 & 4 meet the Planned Development zone district requirements, Subdivision Ordinance and all applicable documents and staff recommends approval of each filing.

PUBLIC COMMENT opened at 7:41 PM.

MS. LIANE WILLIS, 2471 S. Holman Circle, Lakewood, CO 80228, lives on the corner of Iliff Avenue and Holman Circle and has a few concerns. She has met with staff of Lakewood and was given information that there was no plan for a stop sign where Iliff Avenue intersects with the bicycle path. She wishes the Planning Commission to consider this item.

She is also concerned with the substantial amount of noise, dust, and dirt that is due to the construction in the area and wishes the Planning Commission to help mitigate these factors and to send someone to power wash her home.

MS. MARY NELL GAGE, 14218 W. Evans Circle, Lakewood, CO 80228, took issue with the statements of staff that the area is being improved. Ms. Gage believes these are not improvements, but a destruction of nature and the land. She is also concerned with the dust and dirt due to the construction site.

MR. KIRK ELLISON, 2299 S. Holman Circle, Lakewood, CO 80228, is here to propose a speed bump or a division be placed on Iliff Avenue to slow vehicle speed near the bike path. When one is traveling westbound on Iliff Avenue, the sun can completely blind a driver. He has spoken to Lakewood's Traffic Engineer and was told that the West Metro Fire Protection District (FPD) does not like speed bumps or roundabouts. Mr. Ellison finds this ironic considering there are two roundabouts in the Lakewood Civic Center area and near the elementary schools in the Bear Creek area. He also has seen children using the hill of Holman Circle to the north of Iliff Avenue to ride their bicycles downhill without regard to the intersection and wishes to see a slowing of the speed in this area.

PUBLIC COMMENT CLOSED AT 07:52 PM.

COMMISSIONER PLOTKIN asked Ms. Clark if traffic, roads, dust levels, etc. is under the purview of the Planning Commission for this evening's cases.

MS. REBECCA CLARK specified that subdivisions are technical in nature and must meet the engineering and traffic standards that have been adopted by the City. The city does have ordinances regarding construction machinery, dust, and other items but this is a management issue of the city.

COMMISSIONER RICH URBANOWSKI requested confirmation that drainage reports, grading and erosion control plans and the like were filed, reviewed and approved.

MR. DIETER MAGIN responded that Filing No. 4 for street construction and Final Drainage is approved. Filing No. 3 Street Construction and Drainage is acceptable to the City, but they are still waiting on Urban Drainage District approval since there is a regional detention pond that needs to be approved to gain maintenance eligibility in the future.

COMMISSIONER URBANOWSKI asked if this is just a formality, at this stage.

MR. MAGIN answered yes.

COMMISSIONER URBANOWSKI asked if there were any drainage report issues piping the ditch through the natural channels.

MR. MAGIN answered it was originally to be completed through a wider and natural channel, but the City will allow the flow to be piped through with a mild over-topping swale in the case of a back-up and so that the bicycle path can be placed without a severe difference in grades between the two properties.

COMMISSIONER URBANOWSKI asked how the city determines the necessity of traffic control and traffic facilities.

MR. JOHN PADON stated that the city has adopted the Manual on Uniform Traffic Control devices. A stop sign at a pedestrian crossing is an atypical approach. The Iliff Avenue crossing is divided by a median 18 feet wide and pedestrians will have a refuge in the middle. That intersection will be controlled with standard Manual for Uniform Traffic Control Device techniques. This is upgradeable to flashing signal devices or pre-warning devices, but the City would not place a stop sign. With regards to speeding on Iliff Avenue, Traffic was given a directive not to construct Iliff Avenue as a collector roadway. Decreased radii and narrower lanes will result in lower speeds due to driver discomfort while taking corners. The road is designed to be a local street that handles the traffic of a collector roadway without a number of conflict points.

COMMISSIONER URBANOWSKI asked if it would be possible to add additional signs in the future, if necessary.

MR. PADON responded that adding devices is possible and Belmar is a good example of how this has been done over time.

COMMISSIONER GEORGE BROWN III asked how the citizen would be able to approach the City for their future concerns on traffic issues.

MR. PADON answered that they could contact any of the traffic engineers, Public Works staff or talk with him.

COMMISSIONER BROWN asked how the city would evaluate an area of concern.

MR. PADON responded that City Council adopted a policy where vertical treatments could only be on local streets. Iliff is not eligible for a speed bump. Evaluation is accomplished utilizing speed radar guns and road tube counts for speed and volume of vehicles. If vehicles are exceeding speed limits then enforcement is requested. For the pedestrians a staff person is sent out for a gap study. Results will determine if further action is necessary.

COMMISSIONER BROWN asked who completes the enforcement.

MR. PADON answered that the Traffic Division completes the enforcement. He also clarified that this is a long-term process and they are predicting 3,200 vehicles/day when total build-out of the area is complete. This is twenty years in the future.

COMMISSIONER RAY SCHOCH asked about the statement from Jefferson County expressing concern about connectivity, especially with the number of cul-de-sacs in the development.

MR. PADON responded that the Traffic Division works with West Metro FPD regarding connectivity and access and that there are multiple access points to the subdivision. The goal is for the developer's plans to meet the technical requirements and City standards.

COMMISSIONER SCHOCH asked if the plans meet the City Standards.

MR. PADON responded affirmatively.

COMMISSIONER TRACY SHEFFIELD asked for elaboration and traffic counts for current conditions of westbound Iliff Avenue as it enters this development.

MR. PADON responded that striping will be in place around the median to complete a split of the traffic lanes. Counts on Iliff Avenue, for the year 2030, are projected to be 3,200 vehicles/day and this is comparable to the current traffic of 10th Avenue east or west of Wadsworth Blvd (about 3,500 vehicles/day). Indiana Street is projected to have 6,700 vehicles/day by the year 2030 and this compares to current traffic on Mississippi between Garrison and Kipling. Alameda Parkway is projected to be 42,000 vehicles/day by 2030 and this would compare to Kipling Parkway. Vassar is projected for 4,300 vehicles/day in 2030 and this compares to 1st Avenue near Carr Street.

COMMISSIONER SHEFFIELD asked about some representations in his packet that show a couple of areas that seem to have a sight triangle issue.

MR. PADON stated that they have reviewed the landscape plan, noted those areas of concern and comments would be forwarded to Carma.

COMMISSIONER PLOTKIN asked if a median is classified as a traffic calming measure. He also asked if there would be a crosswalk for the pedestrian area.

MR. PADON responded that there will be textured concrete to give a different feel to the area around the median and this is another method of traffic calming. In addition, the intersection will have a crosswalk with proper signage.

COMMISSIONER ROHR stated that his recollection was of a traffic circle at that area and asked if this was of concern to West Metro Fire Protection District.

MR. PADON replied that the original proposal had a raised crosswalk and West Metro FPD does object to vertical treatments on a roadway. West Metro FPD has no objections to roundabouts.

COMMISSIONER ROHR recollected that there was a recommendation in a City Council meeting that a roundabout be placed in that area.

MR. PADON responded that he remembers discussion regarding a roundabout at the intersection of Iliff Avenue and Indiana Street. He explained that there is a standard in which roundabouts are placed in areas with three or more access points. A roundabout with only two access points is really a through street and a median is more desirable in that type of situation.

COMMISSIONER URBANOWSKI asked about the system of corridors to facilitate wildlife movement and if the city monitors the connectivity between the areas under current review and existing areas, especially with regards to a comment letter in the packet.

MS. MUELLER responded that Sheet 2 of the ODP Modification No. 2 does depict the Central, Eastern and Western corridors that are to be implemented. There is review to ensure conformance to Article 15.

COMMISSIONER URBANOWSKI asked if the dipping bedrock was an issue for the roadway.

MR. MAGIN answered that the roadways were over-excavated five feet to comply with Jefferson County's guidelines regarding steeply dipping bedrock to ensure proper compaction and blending to prevent any movement of the new roadway.

COMMISSIONER URBANOWSKI queried about the placement of the super lots.

MS. MUELLER responded that the Westwind parcel is a super lot and that everything outside of the 71 residential lots proposed in Filing No. 3 was made into a single super lot.

COMMISSIONER SHEFFIELD stated he has a concern about the dust control and the equipment being run at the proper times.

MR. BREMNER stated they have weekly construction meetings regarding issues such as these. Construction also uses copious amounts of water to control the dust. As they near the end of the process, straw and mulch is used to help mitigate dust levels. Carma is cognizant of the situation and is doing what they can. They have had requests to power wash homes and have done so and will continue to work on a plan to mitigate this issue over time.

COMMISSIONER SHEFFIELD asked if there were other measures considered for pedestrian traffic to make them aware of the vehicular traffic at the Iliff Avenue intersection.

COMMISSIONER URBANOWSKI commented that there are available measures for bicycle riders and was wondering if these types of measures were in this subdivision.

MR. PADON responded that ASSHTO has standards for pedestrian/bicycle facilities, signage and such. The City does follow this standard.

COMMISSIONER PLOTKIN asked what the neighbors could expect regarding the dust and if the worst is passed.

MR. BREMNER responded that they are passed the worst of the dust issue but seeding will only take place this spring with germination taking place in the fall.

COMMISSIONER PLOTKIN asked when the homes would be built out to act as a buffer for the existing neighborhoods.

MR. BREMNER answered that some construction should start this summer with the first homeowners arriving at the end of the year. The noise and construction, for a complete build-out, will continue for 3 to 4 more years for the subject filings.

COMMISSIONER PLOTKIN asked about the density of the patio homes compared to the other proposed single-family homes.

MR. BREMNER stated that there is a slightly higher density in the patio homes.

COMMISSIONER PLOTKIN wanted clarification for Filing No. 4 that all the lots were meeting the minimum density requirements.

MS. MUELLER stated that every lot meets the minimum requirements.

COMMISSIONER URBANOWSKI made a MOTION for APPROVAL of the PA-07-002 Solterra Subdivision Filing No. 3 Preliminary Map.

Motion was SECONDED by COMMISSIONER SCHOCH.
VOTE TAKEN -

Six Ayes - Commissioners Plotkin, Sheffield, Schoch, Urbanowski, Brown, Rohr
Zero Nays.

One Absent – Commissioner Golley.

MOTION PASSED.

COMMISSIONER URBANOWSKI made a MOTION for APPROVAL of the FA-07-003 Solterra Subdivision Filing No. 3 Final Plat.

Motion was SECONDED by COMMISSIONER SCHOCH.

VOTE TAKEN -

Six Ayes - Commissioners Plotkin, Sheffield, Schoch, Urbanowski, Brown, Rohr
Zero Nays.

One Absent – Commissioner Golley.

MOTION PASSED.

COMMISSIONER SHEFFIELD made a MOTION for APPROVAL of the PA-07-003 Solterra Subdivision Filing No. 4 Preliminary Map.

Motion was SECONDED by COMMISSIONER SCHOCH.

VOTE TAKEN -

Six Ayes - Commissioners Plotkin, Sheffield, Schoch, Urbanowski, Brown, Rohr
Zero Nays.

One Absent – Commissioner Golley.

MOTION PASSED.

COMMISSIONER SHEFFIELD made a MOTION for APPROVAL of the FA-07-004 Solterra Subdivision Filing No. 4 Final Plat.

Motion was SECONDED by COMMISSIONER SCHOCH.

VOTE TAKEN -

Six Ayes - Commissioners Plotkin, Sheffield, Schoch, Urbanowski, Brown, Rohr
Zero Nays.

One Absent – Commissioner Golley.

MOTION PASSED.

COMMISSIONER URBANOWSKI stated that, clearly, the neighbors have some concerns with dust. He is expecting that Carma be a good neighbor and follow the City rules. However, in view of the fact that the applicant has met all the city requirements he is voting in favor of the proposals.

COMMISSIONER SHEFFIELD stated that he originally had very strong concerns about the Iliff Avenue intersection with the pedestrian crossing. He is much more at ease after hearing the tonight's testimony and feels that the city staff and applicant are addressing the issues. He cautions the city staff to monitor the issues and not just accept the minimums. He appreciates the effort and time given by the developer and staff.

COMMISSIONER SCHOCH stated that he understands this is a technical issue and he does not have any ground to disagree with staff, but he feels that because this meets the city's conditions it is an indication to him just how outdated our zoning and subdivision ordinance are. The proposals are auto-dependant and not dense enough to support public transit. There is a paragraph on page 6 of 7, Section 1 that reeks of the antithesis of the city's slogan. The idea that very upscale homes make this a more diverse, inclusive, neighborhood is laughable. He feels he is placed in a position to vote for the project because it meets all the city's conditions and is not happy about this situation.

COMMISSIONER PLOTKIN stated that, while SmartGrowth is the wave of the future, the reality is that this development is more consistent with other developments in the area and if a higher density residential project was to be placed in the area, there would be much more protest. He does think the project is being done in a sensible and sane way and he is very comfortable that this subdivision is safe for the public, pedestrians, and bicycles.

APPROVAL OF MINUTES

Minutes from the Regular Meeting of February 6, 2008 approved by unanimous voice vote.

Minutes from the Regular Meeting of March 19, 2008 approved by unanimous voice vote.

GENERAL BUSINESS:

MS. CLARK stated that there is to be a Study Session on April 9, 2008 with Televising Training and Context Sensitive Solutions as agenda items.

MS. CLARK commented that there might be a case to consider in the April 16, 2008 Regular Meeting.

COMMISSIONER PLOTKIN stated that the Denver Federal Center had their first meeting, he was unable to attend, but it covered items for which the Planning Commission is already familiar.

COMMISSIONER SHEFFIELD gave information about the Colfax Corridor meeting where information was presented about the role of a comprehensive plan and developments

Discussion ensued regarding the Comprehensive Plan and it's role as a guide in the review process.

ADJOURNMENT

Meeting adjourned at 9:02 PM.

 May 7, 2008
Date Approved

A handwritten signature in cursive script, reading "Walter M. Jauch", is written over a horizontal line.

Walter M. Jauch, Secretary
to the Planning Commission