



**ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, OCTOBER 20, 2009**

**MEMBERS**

Arnold Hayutin  
Brian Weiss  
Leah Martin  
Brett Larson  
Kim Herzfeldt, Absent  
Paul Rosenberg, Chair  
Mark Brummel, Absent

**OTHERS PRESENT**

Jan Yeckes  
Ron Hovland  
Carol Kuhn  
Steve Miller  
Tom McNish  
Sue Liu  
Chuck Haskins  
Bob Finch  
Bob Toll  
Terri Maulik

**OPENING COMMENTS**

Ron Hovland reported that there are two items for discussion tonight, Item 1 - Manual Amendments for Grading, Erosion, and Sediment Control to be presented by Chuck Haskins, and Item 2 - Open Space Master Plan process presented by Bob Toll and Bob Finch. Ron Hovland distributed a handout to the Board regarding the National Community Planning Month in October, a copy of which has been retained for the record. Mr. Hovland reminded the Board that there will be no meeting on November 3, 2009 so that staff may participate in the November 3, 2009 election as desired. He further stated that the November 17<sup>th</sup> meeting will be held in order to consider additional Land Development Code (LDC) amendments. He said there are about 4-5 cases, which will be presented separately, that deal with landscaping, minor technical amendments, applications, and parking sections. Mr. Hovland stated that there are no outside community development items on the November 17<sup>th</sup> meeting agenda currently, as business is very slow; however, there are plenty of items to be discussed. He said this slow period will allow staff to take care of things that they never had time for, due to the ongoing development. He reported that the Board will be considering many things

through the rest of 2009 and into 2010 that will be directly related to the LDC and the comprehensive plan. Mr. Hovland stated that Julio Iturreria, and others, are working on the I-70 corridor plan. He said there are a number of things on the Board's plate that do not relate to new community development applications; however, there will still be items for the Board to deal with.

Mr. Rosenberg introduced the members of the Planning Commission.

## **REGULAR AGENDA ITEMS**

### **Item 1 – E09-023, Grading, Erosion, and Sediment Control Manual Amendments**

Staff is proposing an update to the Arapahoe County Grading, Erosion, and Sediment Control (GESC) Manual in order to include revisions to the Engineer certification statements, revise collateral requirements, and to provide technical updates.

Chuck Haskins, Engineering Services Division, presented the Grading, Erosion, and Sediment Control Manual update to the Board. He said that the original GESC Manual was adopted by the Board of County Commissioners (BOCC) in January of 2005. He stated that it was presented to the Planning Commission, prior to that date, and received a favorable recommendation from the body. Mr. Haskins reported that late last year they hired the firm of Tetra Tech to help evaluate the manual after four years of working with them. He further stated that they also incorporated some changes to the manual based on MS4 self-audit that was done March, 2009. He said the team went through the manual and concluded that it was sound and only minor changes were needed. Mr. Haskins reported that technical changes can be processed through Dave Schmit, the Public Works and Development Director; however, policy changes to the manual need to go through the Planning Commission and then the (BOCC) as these were the two bodies that recommended and approved the manual. Mr. Haskins reported that the recommended changes to the manual are outlined and included in the agenda backup. He said he would go over the changes briefly. He stated there is a proposed collateral change in government and quasi-governmental entities. Mr. Haskins explained that the existing manual requires that financial collateral be provided for all guest permitting. He said they wanted to make exceptions to that but were unable to due to the language in the existing manual. He said that is proposed as a policy change. Mr. Haskins reported that the other change is the engineering certification statement. He explained that staff worked with a group of engineers that proposed some changes to the certification statement which was reviewed by the Attorney's Office. The statement was changed slightly to address some input received from the engineering community. Mr. Haskins said that the remaining changes to the manual are under the technical category. He said they took advantage of new technologies that existed and tried to increase flexibility for the designers in terms of selecting best management practices. He further stated that some variance processes were streamlined to allow staff to accelerate the review of those matters. Mr. Haskins said that overall the changes are fairly minor. He said the changes were coordinated with the South East Metro Stormwater Authority, the Home Builders Association of Metropolitan Denver, and Douglas County, who adopted a similar document in 2005. He stated it was determined that the LDC did not need to be revised

based on the changes the staff is proposing. He said in consultation with the Planning Division and with the Attorney's Office. Mr. Haskins said staff suggests the Planning Commission recommend approval of the GESC updates to the BOCC. He reported that Sue Liu, Engineer, and Steve Miller, Environmental Manager, were available to field Board questions at this time.

Mr. Rosenberg asked that the definition of an MS4 permit be clarified.

Mr. Haskins explained that the County was required to obtain an MS4 permit about seven years ago through the National Pollutant Discharge Elimination System Stormwater Regulations via the Environmental Protection Agency in conformance with the Federal Clean Water Act. He explained that the MS4 permit regulates discharge from storm sewers and establishes erosion control standards to ensure the jurisdictions are discharging clean water into U.S. bodies of water. He stated that Mr. Miller is responsible for the County's MS4 permit and could probably offer more details for the Board.

Mr. Rosenberg asked who the quasigovernmental entities are.

Mr. Haskins explained that quasigovernmental entities are the various governmental entities that come before the Planning Commission for various reasons. Examples of quasigovernmental agencies are special districts, school districts, and those who process Location and Extent requests. He said these various governments often think that because they are also governments, that the County wouldn't require their participation. Mr. Haskins said that the GESC Manual currently requires all quasigovernmental entities to follow the Manual. He further stated that staff plans on obtaining agreements with these various governmental entities stating they will comply with the GESC Manual and its requirements. He explained that staff will lay everything out and present their recommendations to the Board, at a future date, to determine if the Board is in support of the agreement. He stated that most quasigovernmental agencies must currently obtain a letter of credit or put up cash.

Mr. Hayutin asked if the governments must currently follow the GESC Manual.

Mr. Haskins said the governments must follow the GESC Manual; however, in lieu of requiring cash up front and a letter of credit, the County would enter into an agreement with the government which might offer the entities an exemption, a reduced fee, etc. He stated that the exact details of the agreement are not completely ironed out and that the Attorney's Office will be consulted.

Mr. Hayutin commented that a letter of credit costs money.

Mr. Haskins replied in the affirmative. He stated that permit applicants do not typically get the money back for a year or so after the permit has been issued. Further, some entities may have to renew their letter of credit which can cost them additional monies. Mr. Haskins asked if there were any further questions for staff and thanked the Commission for their time.

Mr. Rosenberg opened the public hearing. There were no public comments. The public hearing was closed.

**The motion was made by Mr. Hayutin in Case No. E09-023 – Grading, Erosion, and Sediment Control (GESC) Manual Amendments, that the Planning Commission has read the staff report and received testimony at the public hearing. The Planning Commission finds itself in agreement with staff findings 1 through 3 including all plans and attachments as set forth in the staff report dated October 6, 2009 and recommend approval to the Board of County Commissioners subject to the following conditions:**

- 1. All minor modifications and technical editing revisions to the text are required prior to incorporation into the original documents.**

**Seconded by Ms. Martin.**

**The motion passed 5-0, Mark Brummel, Absent, Kim Herzfeldt, Absent.**

## **Item 2 – Open Space Master Plan process – Master Plan Priority Principles and Goals**

Bob Finch, Open Space and Parks Planner for the Arapahoe County Open Space Program (Open Space), and Bob Toll, Manager for the Arapahoe County Open Space Program, addressed the Board regarding the kick-off of the Open Space Master Plan (Master Plan). A PowerPoint was presented, a copy of which was retained for the record. Mr. Finch explained that much of the presentation may be redundant and that he apologizes to the Board in advance. However, he said that without providing the Board with some background information first, the discussion regarding the Master Plan wouldn't make much sense. He explained that the presentation would go over the Open Space program in general and also the Master Plan. He further stated that the Board should interrupt the presentation if they have any questions along the way. Mr. Finch stated that he and Mr. Toll would be talking about 1) the Program Overview, including the program's history, 2) the Master Plan Process, and 3) Citizen Input into the Master Plan process. A summary of what was presented, and associated Board questions, is provided below by slide.

### Arapahoe County

A map of the County was shown indicating existing and competed projects. The County is very long and slender from east to west which impacts the way the County does business and why we're dominated on western side of the County with urban areas. The east side of the County is very rural. There is a real dichotomy in terms of the needs of the urban communities versus the perceived needs of the rural communities.

### Program Basis

The resolution of the program is based on a quarter of a penny from a sales and use tax which was passed by public vote. The Board of County Commissioners also passed

resolution number 030381 supporting the sales and use tax. There was discussion regarding the sales and use tax having a sunset date of 2013. The program has historically generated \$20 million per year; however, this amount is currently projecting lower due to sales receipts decreasing. The original conception was to limit government. The big pieces of the program are 50% share back with the municipalities and a 12% grants program which actually grants monies to either special districts or municipalities to complete projects. It is an accountable system where an annual audit is required. There is an advisory board that is referred to as Open Space Trails Advisory Board (OSTAB). Further, there is a ten year sunset attached to the program, so if the public doesn't like they way things are going, after ten years the program expires. .

### Program Purposes

In the resolution and in the original ballot language the program purposes are defined. Further, the resolution demonstrates how the money should be spent. The program purposes are as follows: 1) Preserve urban and rural open space and natural areas; 2) Protect lands that preserve water quality; 3) Provide, maintain and improve parks, open space, sports fields, picnic facilities, biking, walking, and multi-use trails; 4) Protect wildlife habitat and migration corridors; 4) Protect views, vistas, and ridgelines; 5) Preserve agricultural and ranch lands; and 6) Enhance and maintain designated heritage areas.

### Current Distribution of Open Space Funds

It was reported that of the current distribution of Open Space Funds, 50% is shared back to the cities and towns based on population. 28.16% of the funds can be used to acquire open space or trail development. These monies are administered by the County. 12% is set aside for a competitive grants program available to special districts, cities, and towns. There are other smaller percentages for administrative and maintenance costs. 3.6% of the funds are used to preserve heritage areas.

There was discussion as to why the fairgrounds are considered a heritage area. The fairgrounds were included in the original resolution language as a future heritage area. The definition of a heritage area was specifically mentioned in the original resolution and was described as a connection culturally or historically significant, such as a fairground. It was said that 17 Mile House is clearly historical in nature.

### Accomplishments

Accomplishments were discussed. The Open Space division works to evaluate open space parcels from a County perspective. However, large scale projects can be done in cooperation with municipalities and special districts and other partnerships. A lot of the efforts are performed as partnerships with local governments. In an effort to limit government, initially the program was conceived as a share back and grants. The acquisition piece was originally conceived around conservation easements, especially for agriculture and ranch protection. The focus was the east County. However, as the Master Plan process moves forward one of the issues becomes whether we should be making investments where there is no opportunity for the public to access the land. There was discussion regarding the recreation district which the division oversees as part of the Parks and Open Space and Trails function within the County. The recreation

district has a footprint that includes the four square mile area and includes Community Park and the ecological park near Cherry Creek. This is an existing system that predates the actual passage of the Open Space tax and resolution.

There was discussion regarding new parks. Welch and Cheyenne/Arapahoe Parks are relatively new parks that were built with a combination of funding mechanisms. The recreation district funds, based on a .85 mill, as well as some additional Open Space funds were used to expand Cheyenne/Arapahoe Park.

#### Competitive Grant Awards 2004 – 2009

There was discussion regarding the competitive grant awards that have been paid out to various political subdivisions in the County between 2004 and 2009. There is a significant amount of money going back to the various municipalities and districts. Matching funds are required which has enabled Open Space to go out and leverage dollars against bigger funders. OSTAB created the method by which matching grant funds are determined. Currently, participants must pay a minimum of a 25% match. Some of the partners actually put more money toward the grant match and it scores them more points in the evaluation process. It is a competitive process, but the minimum is 25% cash. There are certain situations, defined in the grant packet that allows smaller communities to come forward and talk about indirect funds through volunteerism, etc. Strasburg has matched at less than 10% but it was determined that they had applied for the grant prior to the 25% minimum requirement that has now been implemented.

There was discussion regarding who administers the grant funds to the various political subdivisions. The Open Space Board and staff, as well as the Board of County Commissioners, by policy developed the program. The entities apply, the Open Space Board, along with staff, that is defined in the resolution evaluate the projects based on merit. The Open Space Board makes a recommendation to the Board of County Commissioners based on a ranking system. The Open Space staff consists of one person, Daniel Einarsen, who is responsible for both acquisitions and grants administration. Like any small team everyone helps out during grant season. There are a total of nine full time staff persons across the program. Only 3% of the Open Space funds may be allocated toward Administration costs.

#### 50 percent of Open Space revenue is distributed to incorporated municipalities based on population

This slide demonstrated the amount of monies that is shared back directly with the municipalities. During these tough economic times the municipalities are very dependent upon receiving the Open Space funds (dedicated for parks and open space purposes). Aurora is currently considering closing down some libraries and recreation centers. Without the Open Space dollars the situation for our municipalities would be dire.

There was also discussion regarding how the Open Space funds may be used and distributed throughout the County. Further discussion was had to determine how much of the money will go to unincorporated and incorporated areas of the County. It was reported that there are questions with regard to funds distribution when there are overlapping political subdivisions. Also, research shows that \$6.7 million has been spent

inside the unincorporated areas of the County since the conception of the Open Space program. The majority of those funds have been spent over the last two years. The Board was reminded that this is a very young program and is only beginning to mature. That is why we are working on a Master Plan. Implementing the grants and share back programs were the first priorities of the Open Space program. Placing staff and developing the capacity to start making investment decisions was the third priority for the Open Space program. When the Master Plan is complete, the priorities of the Open Space program will be determined.

There was discussion regarding going back to the voters as early as 2010 to continue the program. Polls and surveys would be taken to determine the value of the Open Space program to the voters. The economic climate and other competing ballot measures will also need to be considered. In addition, changes if any to the ¼ of a cent tax will need to be determined. The program needs municipal support to be successful. Further, staff hopes that the electorate will see the Open Space program as vital and something they can stand behind. Establishing a simple plan and a vision for the Master Plan, now, will pave the way for any future election.

### Projects

West Bijou Creek conservation easement was the first major purchase in 2007. It's a beautiful corridor that runs North-South. This site is primarily an easement that was negotiated with the land-owner for an easement in perpetuity. There is a trail option on the parcel. There was discussion regarding leveraging. The Middle Bijou Creek conservation easement consisted of 12,000 plus acres that was protected in 2008. The conservation values were very high, extremely scenic, and the site boasted wide open spaces. There was a single owner, which is rare for a parcel this size. The owner approached Arapahoe County. There were multiple funding partners. The \$6.7 million mentioned earlier is as an example of investment based on County funds only not overall value. Every dollar spent, which was about \$1 million (of County funds) on Middle Bijou Creek, was matched. It was actually a \$3 million purchase with many large funders involved. The bottom line is that as the County looks for these major purchases, to meet the intent of the resolution, we are also looking for partners who may be interested in these types of situations as well

Kiowa Creek North is one of the newer acquisitions which closed earlier this year. This parcel is owned in fee title by the County and can allow recreational use on the property. There will be a management plan process for this area as early as next spring. Open Space will take this to the public to determine what people's preferences are within the intent of the open space resolution. The goal is to get Kiowa Creek North open within a year or year and one half. This site will be more of a passive, trail based park that would allow horses, mountain biking, and pedestrian use. Other support facilities such as shelters will be considered as well. This site, when complete, will be similar to Denver Mountain Parks sites.

There was discussion regarding the length of the investments, some of the purchases and developments, the value of which may not be realized for 50 years. Open Space cannot wait until development is knocking at the door. They must anticipate the growth. The

North-South corridors create potential for long term trail corridors. The County will attempt to take advantage of opportunities while being respectful of landowners. There was discussion about the possibility of purchasing easements in lieu of trying to buy property in fee.. Easements may be enough to develop a connecting trail system.

Richmil Ranch (Helling Ranch) is another parcel Open Space has purchased. There is a beautiful canopy of cottonwood trees between the tracks and the highway. It is a significant feature when entering from I-70. There is interest to get these properties open to the public as soon as possible.

Fairgrounds Regional Park is a combination of developed facilities and land that forms a regional park which is undeveloped open space near Murphy Creek. There is potential for a trail. The area is transitional because there is already some Aurora development nearby. This park could see additional use soon. Open Space predicts this space could end up being a large open space complex that has enough critical mass that people will come out and use it. There could be interconnected trails that lead back to reservoirs.

17 Mile House will be restored. Open Space hopes to have it open to the public within the next two years. There are issues concerning the property just north of 17 Mile House. However, the area may be developed by the City of Centennial as an urban density. Open Space will need to take into consideration the future development plans of nearby Centennial.

There are other active parks that currently exist such as Welch Park in the Four Square Mile area, Cheyenne/Arapahoe Park, and Cherry Creek Ecological Park. Open Space operates some areas along the Cherry Creek Trail that is part of the County's trail system.

### Initiatives

There was discussion regarding large multi-jurisdictional projects. Some Open Space money is devoted to the large projects in cooperation with other entities. The first major project is the *South Platte Greenway Legacy*. There is a South Platte working group who came together to look at the priorities for Open Space preservation and Trail projects within this corridor. The County pledged \$3 million to the effort and because of that and its partners financial pledges , Great Outdoors Colorado (GOCO) approved a Legacy Grant for \$5.25 million. South Platte Greenway Legacy is a significant trail corridor and is highly used.

Open Space is currently in the process of taking the South Platte Greenway Legacy model to the *Cherry Creek Basin Working Group*. Cherry Creek Basin Working Group is at the point where they are selecting their projects. The hope will be that Cherry Creek Basin Working Group can go to GOCO for a match of funds. Historically, GOCO has been receptive to these kinds of projects. When several jurisdictions approach GOCO as a partnership there is a greater impact. This is an effort that leads to Denver, in Confluence Park, and is a huge landscape and trails preservation effort. It is not unfathomable that in our lifetime that you could get on this trail in Denver and take it all the way to Fountain, Colorado. This trail is the longest continual trail system in the entire state.

Arapahoe Grasslands Conservation Area was discussed. The original vision was three-fold and included 1) development, 2) water resources, and 3) conservation. The development and water is no longer driving the vision. Currently, there are discussions with the State Land Board regarding the grassland conversations. Public use of the grassland areas would be limited by the conservation aspect of the plan. Lend Lease has pulled out of their RFP for this area and Open Space is currently considering what steps to take next.

### Arapahoe County Open Space Master Plan

Open Space staff reported that they were working with a consulting group called Greenway, Inc. out of North Carolina. Greenway, Inc. is a predominant and respected open space planning company. The work program that was developed in cooperation with Greenway, Inc. is outlined below:

### Work Program

- Task 1: Community Outreach
- Task 2: Inventory and Analysis
- Task 3: Comparison of Open Space Programs
- Task 4: Conceptual Open Space Master Plan
- Task 5: Review Conceptual Plan
- Task 6: Prepare Draft Open Space Master Plan
- Task 7: Review Draft Plan
- Task 8: Prepare Final Open Space Master Plan
- Task 9: Present Final Open Space Master Plan

There is currently a preliminary, conceptual Open Space Master Plan. Greenway, Inc. refers to this as implementation framework. The vision must come from the public and the officials first. Then the County must decide on what it is they hope to accomplish whether it's large scale partnership projects or other projects. Open Space hopes that by going through these steps a greater identity for what the program is and what the program does will be discovered. The goal is to identify a vision that people can get behind. There will be ongoing Steering Committee meetings and public Open Houses. Greenway, Inc. will take the information that they have now and begin to put some trial framework out there for the public and the Steering Committee to respond to. Open Space hopes to wind things up by March. The Master Plan would then go to OSTAB, the Planning Commission, and finally to the Board of County Commissioners.

### Project Web Site

There is a project web site ([www.greenways.com/arapahoe](http://www.greenways.com/arapahoe)) which will allow everyone to stay on top of the progression of the work program.

### Statistical Survey

As part of the master plan process, Open Space is performing a statistically valid survey through an organization called Leisure Visions. They are a national firm who specializes in this kind of work. Staff worked closely with the Board of County Commissioners to

determine the survey questions. Staff is hoping that the survey will be one of the steps that will prepare the County for the reauthorization election.

#### Arapahoe OS Plan Newsletter

Three newsletters regarding the Arapahoe County Open Space Master Plan are slated to go out electronically to County residents. The first newsletter was released in September and introduced the planning team, the work program, and project goals. The second newsletter is scheduled to transmit in December and will introduce the draft master plan recommendations. The third, and final, newsletter will be released in February and will introduce the final master plan to the community.

#### Steering Committee

The next Steering Committee meeting is November 19<sup>th</sup>. The Steering Committee is composed of a variety of stakeholders such as the share back recipients and various agencies such as the Division of Wildlife, State Parks, and Utilities. There are specialized individuals representing different concerns such as horseback use, trail use, agricultural interests, economic community, etc. The first meeting had nearly 50 attendees. The purpose of the Steering Committee is to act as a sounding board for ideas.. The County's leadership, the consultant, and staff compile ideas and put them out there to the Steering Committee for a response. There is a resolution in place that gives Open Space a lot of guidance with regards to how to move forward with planning.

#### Future Vision

Open Space originally suggested there be a 100-year vision, a 20-year master plan, and a 5-year action plan put into place.

#### Arapahoe County: "The County of Choice"

It was reported that people were drawn to the descriptives used in this slide, "Healthy Lands, Healthy People, and Healthy Communities." It seems that these phrases capture the spirit of the Open Space program. Quality of life is important to everyone across the entire country as there are direct correlations with activity, recreation, and trails with health. Further, there is an acknowledgement of the future. Development will occur and will move to the east of the County. Washington Park, which is now the center of Denver, was on the outer edge of Denver not more than 70 years ago. We need to make investments that can define what the character of the County may look like in the future.

#### Open Space Themes

Themes were created internally, by the Open Space staff, and were put out to the people for conversation and consideration: Diversity, Connectivity, Partnerships, Leadership, Environment, Experience, and Sustainability.

#### Project Timeline

Discussion was had regarding the project timeline which began in July, 2009 and ends in March, 2010. There will be OS Staff Meetings, OSSC Meetings, BOCC Meetings, OSTAB Meetings, Public Workshops, and eventually a Public Hearing. There will be a series of interviews across the County. All areas of input will describe the desires of the entire County.

### Public Open House Format

Mr. Finch distributed open house flyers to the Board. He encouraged the Board to provide their input on the Open Space Master Plan directly. Mr. Rosenberg expressed concern regarding the lack of organization at the last public meeting because there were people there who dominated the conversations. Staff assured the Board that they would pay closer attention at future meetings to avoid this happening. It was agreed that the meeting was informal. However, Mr. Finch said the current public meetings are held as an open house. Staff allows the public to respond to different ideas and concepts. This method of meeting has become popular as compared to the old scenario where staff lectures the public. There are a series of different stations and the public may ask each station manager questions. There was further discussion regarding the inability for citizens to be able to comprehend development in the far eastern areas of the County.

### Next Steps for Master Plan

Mr. Finch handed out a brochure which was provided by the County Communications Staff, Nichole Parmelly, to help market the Open Space effort. Mr. Finch reported that Open Space just finished the input on the statistical survey and that it should go out next week. Staff anticipates it will take 1-2 months to have preliminary survey information. Staff hopes to have the information in time for the next Steering Committee meeting. The survey is randomized and is transmitted to all citizens. The survey asks if the recipient is a registered voter. The contractor will send out many more than the 800 responses than they hope to get back. There is a follow up phone service to make sure there are a minimum of 800 respondents. Census blocks are one of the methodologies used in the survey to ensure there is a fair representation. When the professionals call the survey results statistically valid they must stand behind their process and claim.

In November there will be a second set of Steering Committee meetings and public open houses. Staff is working in cooperation with the transportation division to ensure the trails portion of the plan is in keeping with the transportation plan update. To date, there have been no major problems. Staff feels that the program works well. However, there are some questions about long-term maintenance, funding, the operation of the new program, including administration, and whether the share back should be capped at 10% for maintenance. Mr. Rosenberg stated that this is not a bail-out program for the cities.

Mr. Hayutin said the target audience is huge and includes the entire spectrum. There will be many across the County who will be able to utilize the parks and trails.

Mr. Finch said this is a good example of what our landscapes are like, specifically out to the east. There are big empty areas. It is a unique open space system. They have their own unique beauty. Staff hopes that over time they can focus on trails and direct recreation. There will be a need to balance services. There was further discussion regarding the beauty of the mountains versus the beauty of the flat lands. They are completely different. People tend to envision the plains as empty, flat, and not worth preserving.

Mr. Toll said that staff has to preserve the most environmentally important parcels in the County. Our County is what our County is. Every County has its own unique and special places. Mr. Toll further stated that when we are dealing with acquisitions, trail development, and land in general staff exclusively deals with willing land owners. Open Space is not a program who will approach any kind of condemnation. Partnerships begin when there is real interest from both parties. Open Space staff wants relationships with good neighbors. As the areas are developed, the County has to be the 'best neighbors' in terms of how we take care of our properties. Once we have a reputation of being a good neighbor, more doors may open up. The vision will take time to fully implement.

Mr. Hayutin said Open Space's main focus is conservation and quality of life. The Board stated their appreciation for today's presentation.

Open Space staff said they hope to work together with the Planning Commission more in the future. Mr. Toll reported that Open Space is one mechanism that will shape the way the County looks in the future.

Mr. Hayutin said watching quality projects come to fruition is extremely gratifying. The Board stated they were sorry that two members of the Commission were not present today. Mr. Hayutin explained that he votes by one rule of thumb. Is this good for Arapahoe County?

Mr. Hovland said there is an upcoming public meeting on Thursday, October 22<sup>nd</sup> at 4:30 p.m., on the 2035 Transportation Plan. The meeting will be held at the Fairgrounds. Planners will be in attendance and the Commission is invited to attend. He reported that due to the updates to the Master Plan, the transportation department is placing more emphasis on the eastern portion of the County.

**The meeting was adjourned at 8:18 p.m.**

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**Paul Rosenberg, Chair**

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**Terri Maulik  
Assistant Clerk to the Board**