



## PLANNING COMMISSION REGULAR MEETING

MONDAY, MARCH 3, 2025

### MINUTES

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Monday, March 3, 2025

6:00 PM

Hearing Room

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#### 1. Call to Order

Commissioner Garbo presented virtual hearing instructions.

a. Pledge of Allegiance

b. Roll Call

**PRESENT** Commissioner Stephen S. Allen  
Commissioner Calvin Downs  
Commissioner C. J. Garbo  
Commissioner Michael McKesson  
Commissioner Priscilla S. Rahn  
Commissioner Jeff Toborg  
Commissioner Edward Rhodes

**EXCUSED** Commissioner Jack Gilmartin  
Alternate Matt Collitt  
Alternate Barrett Miller

c. Attorney Certification of the Agenda

Andrew Steers, Sr. Assistant County Attorney, stated that all items on today's agenda have been reviewed by the County Attorney's Office, they have been properly noticed and the Commission has jurisdiction to hear them.

d. Planning Commission Disclosures

None

#### 2. Approval of Minutes

a. Unofficial Minutes from February 24, 2025.

Commissioner Stephen Allen moved that the Commission approve the Minutes from February 24, 2025, with proposed amendments.

**RESULT:** APPROVED

**MOVER:** Stephen Allen

**SECONDER:** Jeff Toborg

**AYES:** Stephen Allen, Calvin Downs, C. J. Garbo, Mike McKesson, Priscilla Rahn,  
Jeff Toborg

**ABSTAIN:** Ed Rhodes

### 3. Land Use Hearing Items

- a. 4085 Lark Sparrow Street - Location and Extent - Project File: LE2025-002.

Brett Thomas, AICP, Chief Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Alan McQueen, Platte River Academy - provided additional information.

Commissioner Garbo opened public comment.

Ming Jainn Lin - Littleton, CO 80126 - provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Ed Rhodes moved to approve the 4085 Lark Sparrow Street - Location and Extent - Project File: LE2025-002.

**RESULT:** APPROVED

**MOVER:** Ed Rhodes

**SECONDER:** Stephen Allen

**AYES:** Stephen Allen, Calvin Downs, C. J. Garbo, Mike McKesson, Priscilla Rahn, Ed Rhodes, Jeff Toborg

**NAYS:** None

- b. River Canyon Filing 1A, 4<sup>th</sup> Amendment - Minor Development - Project File: SB2024-064.

Heather Scott, AICP, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Jeff Collins, River Canyon Real Estate Investments - provided additional information.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Jeff Toborg moved to recommend approval of the River Canyon Filing 1A, 4<sup>th</sup> Amendment - Minor Development - Project File: SB2024-064 with six (6) conditions.

**RESULT:** APPROVED

**MOVER:** Jeff Toborg

**SECONDER:** Calvin Downs

**AYES:** Stephen Allen, Calvin Downs, C. J. Garbo, Mike McKesson, Priscilla Rahn,

Ed Rhodes, Jeff Toborg  
**NAYS:** None

- c. Chatfield Urban Area Expansion - Comprehensive Master Plan Amendment - Project File: DR2024-002.

Matt Jakubowski, AICP, Chief Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Susan Beckman, Sterling Ranch Development Company - provided additional information.

Commissioner Garbo opened public comment.

Ann Sheflin - Littleton, CO 80126 - provided comment.

Noah Vanbibber - Littleton, CO 80126 - provided comment.

Sudee Floyd - Littleton, CO 80126 - provided comment.

Sara Davenport - Littleton, CO 80126 - provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

The applicant's representative, Brock Smethills, Sterling Ranch Development Company - provided additional information.

The applicant's representative, Andrea Cole, Sterling Ranch Development Company - provided additional information.

Commissioner Jeff Toborg moved to approve the Chatfield Urban Area Expansion - Comprehensive Master Plan Amendment - Project File: DR2024-002.

**RESULT:** APPROVED

**MOVER:** Jeff Toborg

**SECONDER:** Stephen Allen

**AYES:** Stephen Allen, Calvin Downs, C. J. Garbo, Mike McKesson, Priscilla Rahn, Ed Rhodes, Jeff Toborg

**NAYS:** None

- d. Three Pine Ridge Zone Map Change - Project File: DR2024-004.

Mike Pesicka, AICP, Principal Planner - Department of Community Development - presented the proposed application.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Priscilla Rahn moved to recommend approval of the Three Pine Ridge Zone Map Change - Project File: DR2024-004.

**RESULT:** APPROVED

**MOVER:** Priscilla Rahn

**SECONDER:** Ed Rhodes

**AYES:** Stephen Allen, Calvin Downs, C. J. Garbo, Mike McKesson, Priscilla Rahn,  
Ed Rhodes, Jeff Toborg

**NAYS:** None

#### 4. **Adjournment**

The meeting was adjourned at 8:34 p.m.

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Priscilla Rahn, Secretary

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Samantha Hutchison, Recording Secretary