PLANNING COMMISSION REGULAR MEETING

MONDAY, JULY 1, 2024

MINUTES

Monday, July 1, 2024	6:00 PM	Hearing Room

1. Call to Order

Commissioner Browning presented virtual hearing instructions.

a. Pledge of Allegiance

b. Roll Call

PRESENT	Commissioner Stephen S. Allen
	Commissioner Jim Browning
	Commissioner Jack Gilmartin
	Commissioner John Griffith
	Commissioner Jay Longmire
	Commissioner Priscilla S. Rahn
	Alternate Matt Collitt
EXCUSED	Commissioner Michael McKesson
	Commissioner C. J. Garbo
	Commissioner Edward A. Rhodes
	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 June 17, 2024.

Commissioner Stephen Allen moved that the Commission approve the Minutes from June 17, 2024.

RESULT:	APPROVED
MOVER:	Stephen Allen
SECONDER:	Jay Longmire
AYES:	Stephen S. Allen, Jim Browning, Jay Longmire
ABSTAIN:	Matt Collitt, Jack Gilmartin, John Griffith, Priscilla Rahn

3. Land Use Hearing Items

a. Lambert Ranch Rural Site Plan, Tract B - Location and Extent - Project File: LE2024-020.

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

The applicant's representative, Mickey Kavanaugh, 300 Plaza Dr, Highlands Ranch, CO 80129 - presented the proposed application.

The applicant's representative, Larry Morris, 5780 Sioux Dr, Sedalia CO, 80135, provided additional information.

Commissioner Browning opened citizen comment.

Citizen comment:

William Falcone - Sedalia, CO 80135 - provided comment
Rob Gray - Sedalia, CO 80135 - provided comment
Randy Ibrahim - Sedalia, CO 80135 - provided comment

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner John Griffith moved that the Commission deny the Lambert Ranch Rural Site Plan, Tract B - Location and Extent - Project File LE2024-020.

RESULT:	APPROVED
MOVER:	John Griffith
SECONDER:	Jay Longmire
AYES:	Stephen S. Allen, Matt Collitt, Jack Gilmartin, John Griffith, Jay Longmire,
NAYS:	Jim Browning, Priscilla Rahn

b. 400 W County Line Rd - Location and Extent - Project File: LE2024-019.

Eric Pavlinek, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Melissa Reese-Thacker, 4810 E County Line Rd, Littleton, CO 80126 - presented the proposed application.

Commissioner Browning opened citizen comment.

Citizen comment: None.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Jack Gilmartin moved that the Commission approve the 400 W County Line Rd - Location and Extent - Project File: LE2024-019.

RESULT: APPROVED
MOVER: Jack Gilmartin
SECONDER: John Griffith
AYES: Stephen S. Allen, Jim Browning, Matt Collitt, Jack Gilmartin, John Griffith, Jay Longmire, Priscilla Rahn

c. River Canyon Planned Development, 11th Amendment - Planned Development Major Amendment - Project File: ZR2024-009.

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

The applicant's representative, Kevin Collins, 8285 Dante Dr, Littleton, CO 80215 - presented the proposed application.

Commissioner Browning opened citizen comment.

Citizen comment:

Bryan Lence - Littleton, CO 80125 - provided comment.
Roxanne Messina - Littleton, CO 80125 - provided comment.
Stanley Sunderwirth – Littleton, CO 80125 - provided comment.
Raymond Durbala - Littleton, CO 80125 - provided comment.
Bob Steele - Littleton, CO 80125 - provided comment.
Barbara Buslowski - Roxborough Park Foundation - provided comment.
Gaylen Dokter - Elk Horn Run - provided comment.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Jay Longmire moved that the Commission recommend denial of the River Canyon Planned Development, 11th Amendment - Planned Development Major Amendment - Project File: ZR2024-009, subject to the one condition recommended by staff.

RESULT: APPROVED
MOVER: Jay Longmire
SECONDER: Priscilla Rahn
AYES: Stephen S. Allen, Matt Collitt, Jack Gilmartin, John Griffith, Jay Longmire, Priscilla Rahn
NAYS: Jim Browning

4. Adjournment

The meeting was adjourned at 8:51 p.m.

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Michael McKesson, Secretary

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Samantha Hutchison, Recording Secretary