



## PLANNING COMMISSION REGULAR MEETING

MONDAY, JUNE 2, 2025

### MINUTES

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Monday, June 2, 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 Len Abruzzo  
Commissioner C.J. Garbo  
Commissioner Jack Gilmartin  
Commissioner Michael McKesson  
Commissioner Jim Smallwood

#### **EXCUSED**

Commissioner Stephen Allen  
Commissioner Calvin Downs  
Commissioner Edward Rhodes  
Alternate Matt Collitt

- c. Attorney Certification of the Agenda

Andrew Steers, Deputy 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 May 19, 2025.

Commissioner Mike McKesson moved that the Commission approve the Minutes from May 19, 2025.

**RESULT:** APPROVED  
**MOVER:** Mike McKesson  
**SECONDER:** Jim Smallwood

**AYES:** Len Abruzzo, C. J. Garbo, Jack Gilmartin, Mike McKesson, Jim Smallwood  
**ABSTAIN:** None

**3. Land Use Hearing Items**

- a. 7878 Snake River Street - Location and Extent - Project File: LE2025-005.

Jeanette Bare, AICP, Planning Manager - Department of Community Development - presented the proposed application.

The applicant's representative, Ethan Mansfield, Performance Charter School Development - provided additional information.

The applicant's representative, Ellie Reynolds, John Adams Academy - provided additional information.

The applicant's representative, Alicia Zimmerman, Fox Tuttle - provided additional information.

Commissioner Garbo opened public comment.

Dan Avery, Douglas County Board of County Commissioners - provided comment.

Harold Britton, Castle Rock, CO - provided comment.

Debbie Brook, Louviers, CO - provided comment.

Priscilla Rahn, Douglas County, CO - provided comment.

Charles Hogan, Douglas County, CO - provided comment.

Ted Harvey, Highlands Ranch, CO - provided comment.

David DiCarlo, Highlands Ranch, CO - provided comment.

Amanda Budimlya, Sedalia, CO - provided comment.

Jonathan Sawyer, Ken Caryl, CO - provided comment.

Yuliyanna Maksymenko, Lone Tree, CO - provided comment.

Linda White, Douglas County, CO - provided comment.

Kim Sawyer, Jefferson County, CO - provided comment.

Cindy Jenson, Castle Rock, CO - provided comment.

Susan Renton, Douglas County, CO - provided comment.

Ethan Lapidow, Douglas County, CO - provided comment.

Deborah Mulvey, Castle Pines, CO - provided comment.

Heidi Ganahl, Douglas County, CO - provided comment.

David Shamansky, Littleton, CO - provided comment.

Brooke McShane O'Shea, Douglas County, CO - provided comment.

Janet Wright Minicucci, Douglas County, CO - provided comment.

Aleta You, Parker, CO - provided comment.

Brock Smethills, Sterling Ranch Development Company - provided comment.

Kaylan Bockenfeld, Douglas County, CO - provided comment.

Matt LaCrue, Denver, CO - provided comment.

Shane Navarro, Douglas County, CO - provided comment.

Jordan Getz, Douglas County, CO - provided comment.

Sudee Floyd, Douglas County, CO - provided comment.

Heather Kipp, Jefferson County, CO - provided comment.

Leonor Lucero, Jefferson County, CO - provided comment.

Kim Gilmartin, Jefferson County, CO - provided comment.

Robin Webb, Highlands Ranch, CO - provided comment.

Amity Wicks, Highlands Ranch, CO - provided comment.

Judy Brannberg, Highlands Ranch, CO - provided comment.

Rep. Brandi Bradley, Douglas County, CO - provided comment.

Steve Peck, Douglas County, CO - provided comment.

Amy Windju, Douglas County, CO - provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

The applicant's representative, Kevin Johnk, Sterling Ranch Development Company - provided additional information.

The applicant's representative, Andrea Cole, Dominion Water and Sanitation District -

provided additional information.

Commissioner Jack Gilmartin moved to approve the 7878 Snake River Street - Location and Extent - Project File: LE2025-005.

**RESULT:** APPROVED

**MOVER:** Jack Gilmartin

**SECONDER:** Mike McKesson

**AYES:** Len Abruzzo, C. J. Garbo, Jack Gilmartin, Mike McKesson, Jim Smallwood

**NAYS:** None.

- b. Happy Canyon Filing 4, Tracts F and G - Zone Map Change - Project File: DR2024-005.

Trevor Bedford, AICP, Senior Planner - Department of Community Development - presented the proposed application.

Commissioner Garbo opened public comment.

Elizabeth West, Douglas County, CO - provided comment.

Rick West, Douglas County, CO - provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Mike McKesson moved to recommend approval of the Happy Canyon Filing 4, Tracts F and G - Zone Map Change - Project File: DR2024-005.

**RESULT:** APPROVED

**MOVER:** Mike McKesson

**SECONDER:** Jack Gilmartin

**AYES:** Len Abruzzo, C. J. Garbo, Jack Gilmartin, Jim Smallwood, Mike McKesson

**NAYS:** None

- c. Cross Mountain - Zone Map Change - Project File: DR2025-001.

Trevor Bedford, AICP, Senior 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 Len Abruzzo moved to recommend approval of the Cross Mountain - Zone Map Change - Project File: DR2025-001.

**RESULT:** APPROVED  
**MOVER:** Len Abruzzo  
**SECONDER:** Mike McKesson  
**AYES:** Len Abruzzo, C. J. Garbo, Jack Gilmartin, Jim Smallwood, Mike McKesson  
**NAYS:** None

d. 2096 S. Interstate 25 - Zone Map Change - Project File: DR2025-002.

Matt Jakubowski, AICP, Chief 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 Jack Gilmartin moved to recommend approval of the 2096 S. Interstate 25 - Zone Map Change - Project File: DR2025-002.

**RESULT:** APPROVED  
**MOVER:** Jack Gilmartin  
**SECONDER:** Len Abruzzo  
**AYES:** Len Abruzzo, C. J. Garbo, Jack Gilmartin, Jim Smallwood, Mike McKesson  
**NAYS:** None

#### 4. Adjournment

The meeting was adjourned at 8:47 p.m.

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Calvin Downs, Secretary

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Samantha Hutchison, Recording Secretary