



DOUGLAS COUNTY COLORADO

PLANNING COMMISSION REGULAR MEETING

MONDAY, SEPTEMBER 9, 2024

MINUTES

Monday, September 9, 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 C. J. Garbo
Commissioner Jack Gilmartin
Commissioner Edward Rhodes

EXCUSED Commissioner John Griffith
Commissioner Jay Longmire
Commissioner Michael McKesson
Commissioner Priscilla S. Rahn
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 August 12, 2024.

Commissioner C. J. Garbo moved for the unanimous consent for the approval of the Minutes from August 12, 2024.

RESULT: APPROVED

MOVER: C. J. Garbo

SECONDER: Jim Browning

AYES: Stephen Allen, Jim Browning, C. J. Garbo, Jack Gilmartin, Edward Rhodes

- b. Unofficial Minutes from August 19, 2024.

Commissioner C. J. Garbo moved that the Commission approve the Minutes from August 19, 2024.

RESULT: APPROVED
MOVER: C. J. Garbo
SECONDER: Stephen Allen
AYES: Stephen Allen, Jim Browning, C.J. Garbo
ABSTAIN: Jack Gilmartin, Edward Rhodes

3. Land Use Hearing Items

- a. River Canyon Filing 2, 4th Amendment - Minor Development Plat - Project File: SB2024-019.

Heather Scott, AICP, Principal Planner - Department of Community Development - indicated the applicant wishes to continue this item to Monday, October 7, 2024, at 6:00 p.m.

Commissioner Browning opened Planning Commission discussion.

Commissioner Edward Rhodes moved that the Commission continue the River Canyon Filing 2, 4th Amendment - Minor Development Plat - Project File: SB2024-019 to October 7, 2024, at 6:00pm.

RESULT: APPROVED
MOVER: Edward Rhodes
SECONDER: Jack Gilmartin
AYES: Stephen Allen, Jim Browning, C. J. Garbo, Jack Gilmartin, Edward Rhodes
NAYS: None

- b. Oak Bluff Preliminary Plan – Project File: SB2019-038.

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

The applicant's representative, Alan Westfall, Franktown Development Company - presented the proposed application.

The applicant’s representative, Katie James, Esq., Folkestad Fazekas Law Firm- provided additional information.

Commissioner Browning opened citizen comment.

David Westfall - Denver, CO 80112 - provided comment.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Stephen Allen moved that the Commission recommend approval of the Oak Bluff Preliminary Plan - Project File: SB2019-038, subject to the (7) conditions recommended by staff.

RESULT: APPROVED
MOVER: Stephen Allen
SECONDER: C. J. Garbo
AYES: Stephen Allen, Jim Browning, C. J. Garbo, Jack Gilmartin, Edward Rhodes
NAYS: None

c. Sundown Preliminary Plan – Project File: ZR2023-002.

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

The applicant's representative, Alan Westfall, Franktown Development Company - presented the proposed application.

Commissioner Browning opened citizen comment.

Judy Linnett, Franktown, CO 80116 - provided comment.
Jonathan Hartley, Franktown, CO 80116 - provided comment.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Jack Gilmartin moved that the Commission recommend approval of the Sundown Preliminary Plan - Project File: SB2019-046.

RESULT: APPROVED
MOVER: Jack Gilmartin
SECONDER: C. J. Garbo
AYES: Stephen Allen, Jim Browning, C. J. Garbo, Jack Gilmartin, Edward Rhodes
NAYS: None

4. **Adjournment**

The meeting was adjourned at 7:40 p.m.



Michael McKesson, Secretary



Samantha Hutchison, Recording Secretary