



**PLANNING COMMISSION REGULAR MEETING**

**MONDAY, DECEMBER 16, 2024**

**MINUTES**

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**Monday, December 16, 2024**

**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 C. J. Garbo

Commissioner Jack Gilmartin

Commissioner Jay Longmire

Commissioner Priscilla S. Rahn

Commissioner Edward Rhodes

Commissioner John Griffith

**EXCUSED**

Commissioner Michael McKesson

Alternate Matt Collitt

Alternate Barrett Miller

c. Attorney Certification of the Agenda

Chris Pratt, 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 December 2, 2024.

Commissioner Jack Gilmartin moved that the Commission approve the Minutes from December 2, 2024.

**RESULT:** APPROVED

**MOVER:** Jack Gilmartin

**SECONDER:** Edward Rhodes

**AYES:** Stephen Allen, C. J. Garbo, Jack Gilmartin, Edward Rhodes, Jay Longmire,  
Priscilla Rahn

**ABSTAIN:** John Griffith

**3. Land Use Hearing Items**

- a. 7667 Wild Geese Street, Sanitary Sewer Lift Station - Location and Extent - Project File: LE2024-029.

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

The applicant's representative, Brad Dixon, Toll Brothers, Inc. - was available for questions.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Edward Rhodes moved that the Commission approve the 7667 Wild Geese Street, Sanitary Sewer Lift Station - Location and Extent - Project File: LE2024-029.

**RESULT:** APPROVED

**MOVER:** Edward Rhodes

**SECONDER:** Jack Gilmartin

**AYES:** Stephen Allen, C. J. Garbo, Jack Gilmartin, John Griffith, Edward Rhodes, Jay Longmire, Priscilla Rahn

**NAYS:** None

- b. Sterling ranch Filing 7A, Tract B - Location and Extent - Project File: LE2024-028.

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

The applicant's representative, Gary Debus, Sterling Ranch Community Authority Board - presented the proposed application.

The applicant's representative, Jessica Towles, Sterling Ranch Metropolitan District - presented the proposed application.

Commissioner Garbo opened public comment.

Greg King - Littleton, CO - provided comment.

Barry Schader - Littleton, CO - provided comment.

Marcia Rose - Littleton, CO - provided comment.

James Payok - Littleton, CO - provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Stephen Allen moved that the Commission approve the Sterling Ranch Filing 7A, Tract B - Location and Extent - Project File: LE2024-028.

**RESULT:** APPROVED  
**MOVER:** Stephen Allen  
**SECONDER:** Jay Longmire  
**AYES:** Stephen Allen, C. J. Garbo, Jack Gilmartin, John Griffith, Edward Rhodes, Jay Longmire, Priscilla Rahn  
**NAYS:** None

- c. Retreat at Perry Park, Filing 1 - Minor Development - Project File: SB2023-034.

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

The applicant's representative, Roger Hollard, Stratus Companies - was available for questions.

On behalf of the applicant, Deborah Fike, Retreat at Perry Park Board - was available for questions.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Edward Rhodes moved that the Commission recommend approval of the Retreat at Perry Park, Filing 1 - Minor Development - Project File: SB2023-034, subject to the (3) conditions recommended by staff.

**RESULT:** APPROVED  
**MOVER:** Edward Rhodes  
**SECONDER:** Jack Gilmartin  
**AYES:** Stephen Allen, C. J. Garbo, Jack Gilmartin, John Griffith, Edward Rhodes, Jay Longmire, Priscilla Rahn  
**NAYS:** None

**4. Adjournment**

The meeting was adjourned at 7:13 p.m.



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Michael McKesson, Secretary



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Samantha Hutchison, Recording Secretary