



## PLANNING COMMISSION REGULAR MEETING

MONDAY, AUGUST 19, 2024

### MINUTES

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Monday, August 19, 2024

6:00 PM

Hearing Room

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#### 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 Jay Longmire  
Commissioner Michael McKesson  
Commissioner Priscilla S. Rahn

**EXCUSED** Commissioner Jack Gilmartin  
Commissioner John Griffith  
Commissioner Edward Rhodes  
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 5, 2024.

Commissioner Michael McKesson moved that the Commission approve the Minutes from August 5, 2024.

**RESULT:** APPROVED

**MOVER:** Michael McKesson

**SECONDER:** Priscilla Rahn

**AYES:** Jim Browning, C. J. Garbo, Michael McKesson, Priscilla Rahn

**ABSTAIN:** Stephen Allen, Jay Longmire

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**3. Land Use Hearing Items**

- a. River Canyon Filing 2, 4<sup>th</sup> 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, September 9, 2024, at 6:00 p.m.

Commissioner Browning opened Planning Commission discussion.

Commissioner Michael McKesson moved that the Commission continue the River Canyon Filing 2, 4<sup>th</sup> Amendment - Minor Development Plat - Project File: SB2024-019 to September 9, 2024, at 6:00pm.

**RESULT:** APPROVED

**MOVER:** Michael McKesson

**SECONDER:** Jay Longmire

**AYES:** Stephen Allen, Jim Browning, C. J. Garbo, Jay Longmire, Michael McKesson, Pricilla Rahn

**NAYS:** None

- b. Arrowhead Colorado Metropolitan District – New Service Plan – Project File: SV2024-002.

DJ Beckwith, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Marcus Pachner, The Pachner Company - presented the proposed application.

The applicant's representative, Chris Puchalla, Arrowhead Colorado Propco LLC - provided additional information.

Commissioner Browning opened citizen comment.

Mitchell Owens - Littleton, CO 80125 - provided comment.

Barbara Buslawski - Littleton, CO 80125 - provided comment.

Jackie Meyer - Littleton, CO 80125 - provided comment.

Fran Santagata - Littleton, CO 80125 - provided comment.

Robert Byrne - Littleton, CO 80125 - provided comment.

Bridget Epp - Littleton, CO 80125 - provided comment.

Kenneth Fountain - Littleton, CO 80125- provided comment.

Jasper Vue on behalf of Joanna Jones and Daniel Jones - Littleton, CO 80125 - provided comment.

Brian Lence - Representing Roxborough Park Foundation HOA - Littleton, CO 80125 - provided comment.

Ephrem Glass - Representing Roxborough Metro District - provided comment.

Charlene Nouman - Littleton, CO 80125 - provided comment.

Jeffery Bomstad - Littleton, CO 80125 - provided comment.  
Stan Sunderwirth - Littleton, CO 80125 - provided comment.  
Stephen Berger - Littleton, CO 80125 - provided comment.  
Shawnee Petreily - Littleton, CO, 80125 - provided comment.  
Tony Petreily - Littleton, CO 80125 - provided comment.  
Kathleen Jackson, Representing the Roxborough Park HOA - provided comment.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner C.J. Garbo moved that the Commission recommend denial of the Arrowhead Colorado Metropolitan District - New Service Plan- Project File: SV2024-002.

**RESULT:** APPROVED  
**MOVER:** C.J. Garbo  
**SECONDER:** Jay Longmire  
**AYES:** Jim Browning, C. J. Garbo, Jay Longmire, Michael McKesson, Pricilla Rahn  
**NAYS:** Stephen Allen

- c. Pinery Planned Development, 31<sup>st</sup> Amendment – Major Planned Development Amendment – Project File: ZR2023-002.

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

The applicant's representative, James Marine, AEGIS Engineering - presented the proposed application.

The applicant's representative, Russell Hall, Pinery 40 LLC - provided additional information.

Commissioner Browning opened citizen comment.

Mark Balderston - representing Timbers HOA, Parker, CO 80134 - provided comment.  
Dee McCormack - Parker, CO 80134 - provided comment.  
Greg Wantanabe - Parker, CO 80134 - provided comment.  
Nancy Sammons - Parker, CO 80134 - provided comment.  
Sheldon Irish - Parker, CO 80134 - provided comment.  
William Pickle - Parker, CO 80134 - provided comment.  
Giselle McDonough - Parker, CO 80134 - provided comment.  
Bill Hartwick - Representing the Pinery 8b HOA - provided comment.  
Jeff Yearsley - Parker, CO 80134 - provided comment.  
Joe Kempself - Parker, CO 80134 - provided comment.  
Robert Fugazi - Parker, CO 80134 - provided comment.  
Steve Preston - Parker, CO 80134 - provided comment.  
Jenna Preston - Parker, CO 80134 - provided comment.  
Gary Mueller - Parker, CO 80134 - provided comment.  
Cliff Shoefelt - Parker, CO 80134 - provided comment.  
William French - Parker, CO 80134 - provided comment.

Lucas Carroll - Parker, CO 80134 - provided comment.  
Darren Senior - Parker, CO 80134 - provided comment.  
Don Nex - Parker, CO 80134 - provided comment.  
Scott Toppin - Parker, CO 80134 - provided comment.  
Ed Likman - Parker, CO 80134 - provided comment.  
Rebecca Burbridge - Parker, CO 80134 - provided comment.  
Rick Bramer - Representing Misty Pines HOA - provided comment.  
Nathan Hannemann - Parker, CO 80134 - provided comment.  
Julie Luna - Parker, CO 80134 - provided comment.  
Patrick Burbridge on behalf of Eric Jenson - Parker, CO 80134 - provided comment.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Jay Longmire moved that the Commission recommend denial of the Pinery Planned Development, 31<sup>st</sup> Amendment - Major Planned Development Amendment- Project File: ZR2023-002.

**RESULT:** APPROVED  
**MOVER:** Jay Longmire  
**SECONDER:** Stephen Allen  
**AYES:** Stephen Allen, Jim Browning, C. J. Garbo, Jay Longmire, Michael McKesson, Pricilla Rahn  
**NAYS:** None

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

Matt Jakubowski, AICP, Chief Planner - Department of Community Development - indicated the applicant wishes to continue this item to Monday, September 9, 2024, at 6:00 p.m.

Commissioner Browning opened Planning Commission discussion.

Commissioner Stephen Allen moved that the Commission continue the Oak Bluff Preliminary Plan - Project File: SB2019-038 to Monday, September 9, 2024, at 6:00 p.m.

**RESULT:** APPROVED  
**MOVER:** Stephen Allen  
**SECONDER:** C.J. Garbo  
**AYES:** Stephen Allen, Jim Browning, C. J. Garbo, Jay Longmire, Michael McKesson, Pricilla Rahn  
**NAYS:** None

- e. Sundown Preliminary Plan - Project File: SB2019-046.

Matt Jakubowski, AICP, Chief Planner - Department of Community Development - indicated the applicant wishes to continue this item to Monday, September 9, 2024, at 6:00 p.m.

Commissioner Browning opened Planning Commission discussion.

Commissioner Stephen Allen made a motion to continue the Sundown Preliminary Plan - Project File: SB2019-046 to Monday, September 9, 2024, at 6:00p.m.

**RESULT:** APPROVED

**MOVER:** Stephen Allen

**SECONDER:** C.J. Garbo

**AYES:** Stephen Allen, Jim Browning, C. J. Garbo, Jay Longmire, Michael McKesson, Pricilla Rahn

**NAYS:** None

#### 4. **Adjournment**

The meeting was adjourned at 11:06 p.m.

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Michael McKesson, Secretary

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Samantha Hutchison, Recording Secretary