



PLANNING COMMISSION REGULAR MEETING

MONDAY, AUGUST 19, 2024

MINUTES

Monday, August 19, 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 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

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, 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, 4th 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, 31st 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, 31st 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.



Michael McKesson, Secretary



Samantha Hutchison, Recording Secretary