



PLANNING COMMISSION REGULAR MEETING

MONDAY, MARCH 3, 2025

MINUTES

Monday, March 3, 2025

6:00 PM

Hearing Room

1. Call to Order

Commissioner Garbo presented virtual hearing instructions.

a. Pledge of Allegiance

b. Roll Call

PRESENT Commissioner Stephen S. Allen
Commissioner Calvin Downs
Commissioner C. J. Garbo
Commissioner Michael McKesson
Commissioner Priscilla S. Rahn
Commissioner Jeff Toborg
Commissioner Edward Rhodes

EXCUSED Commissioner Jack Gilmartin
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 February 24, 2025.

Commissioner Stephen Allen moved that the Commission approve the Minutes from February 24, 2025, with proposed amendments.

RESULT: APPROVED

MOVER: Stephen Allen

SECONDER: Jeff Toborg

AYES: Stephen Allen, Calvin Downs, C. J. Garbo, Mike McKesson, Priscilla Rahn,
Jeff Toborg

ABSTAIN: Ed Rhodes

3. Land Use Hearing Items

- a. 4085 Lark Sparrow Street - Location and Extent - Project File: LE2025-002.

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

The applicant's representative, Alan McQueen, Platte River Academy - provided additional information.

Commissioner Garbo opened public comment.

Ming Jainn Lin - Littleton, CO 80126 - provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Ed Rhodes moved to approve the 4085 Lark Sparrow Street - Location and Extent - Project File: LE2025-002.

RESULT: APPROVED

MOVER: Ed Rhodes

SECONDER: Stephen Allen

AYES: Stephen Allen, Calvin Downs, C. J. Garbo, Mike McKesson, Priscilla Rahn, Ed Rhodes, Jeff Toborg

NAYS: None

- b. River Canyon Filing 1A, 4th Amendment - Minor Development - Project File: SB2024-064.

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

The applicant's representative, Jeff Collins, River Canyon Real Estate Investments - provided additional information.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Jeff Toborg moved to recommend approval of the River Canyon Filing 1A, 4th Amendment - Minor Development - Project File: SB2024-064 with six (6) conditions.

RESULT: APPROVED

MOVER: Jeff Toborg

SECONDER: Calvin Downs

AYES: Stephen Allen, Calvin Downs, C. J. Garbo, Mike McKesson, Priscilla Rahn,

Ed Rhodes, Jeff Toborg
NAYS: None

- c. Chatfield Urban Area Expansion - Comprehensive Master Plan Amendment - Project File: DR2024-002.

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

The applicant's representative, Susan Beckman, Sterling Ranch Development Company - provided additional information.

Commissioner Garbo opened public comment.

Ann Sheflin - Littleton, CO 80126 - provided comment.

Noah Vanbibber - Littleton, CO 80126 - provided comment.

Sudee Floyd - Littleton, CO 80126 - provided comment.

Sara Davenport - Littleton, CO 80126 - provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

The applicant's representative, Brock Smethills, Sterling Ranch Development Company - provided additional information.

The applicant's representative, Andrea Cole, Sterling Ranch Development Company - provided additional information.

Commissioner Jeff Toborg moved to approve the Chatfield Urban Area Expansion - Comprehensive Master Plan Amendment - Project File: DR2024-002.

RESULT: APPROVED
MOVER: Jeff Toborg
SECONDER: Stephen Allen
AYES: Stephen Allen, Calvin Downs, C. J. Garbo, Mike McKesson, Priscilla Rahn, Ed Rhodes, Jeff Toborg
NAYS: None

- d. Three Pine Ridge Zone Map Change - Project File: DR2024-004.

Mike Pesicka, AICP, Principal 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 Priscilla Rahn moved to recommend approval of the Three Pine Ridge Zone Map Change - Project File: DR2024-004.

RESULT: APPROVED

MOVER: Priscilla Rahn

SECONDER: Ed Rhodes

AYES: Stephen Allen, Calvin Downs, C. J. Garbo, Mike McKesson, Priscilla Rahn, Ed Rhodes, Jeff Toborg

NAYS: None

4. Adjournment

The meeting was adjourned at 8:34 p.m.



Calvin Downs, Secretary



Samantha Hutchison, Recording Secretary