

**CITY OF BRIGHTON  
PLANNING COMMISSION**

**MINUTES**

**January 9, 2018**

**Approved as presented**

**I. CALL TO ORDER**

**Chairman Maslanik called the meeting to order at 6:02 p.m.**

**II. ROLL CALL**

Roll call was taken with the following Commissioners in attendance: Chris Maslanik, Kevin Baird and William Leck.

Fidel Balderas was excused from attendance.

**STAFF PRESENT:** Aja Tibbs, Long Range Planner; Lauren Simmons, Senior Planner; Mike Tylka, Associate Planner; Christopher Ernst, City Counsel; Diane Phin, Commission Secretary.

**III. MINUTES OF PREVIOUS MEETINGS**

Minutes from the December 12, 2017 regular Planning Commission meeting were approved as presented.

**Motion by Commissioner Leck  
Second by Commissioner Baird**

**Voting Aye: All Present  
Motion passes 3-0**

**IV. PUBLIC INVITED TO BE HEARD ON ITEMS NOT ON THE AGENDA**

None recognized

**V. PUBLIC HEARING ITEMS**

1. Guzman Property Rezoning – Continued from 11/14/17 – Lauren Simmons presenting
2. Bromley Interchange Subdivision – Zone Change – Mike Tylka presenting

**Guzman Property Rezoning**

**Chair invited Staff to present, summarized:**

Ms. Simmons confirmed that this hearing was continued from November 14, 2017. She entered the staff report into public record and discussed the item as outlined in the staff report. She stated the issues have been remediated and the applicants have worked in good faith with staff. Ms. Simmons stood ready for questions.

**Chair called for questions from Commission to Staff, summarized:**

None recognized

**Chair called for the Applicant to address Commission, summarized:**

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Alex Shots, Legal Counsel for Applicants, 1724 Woodward Street, Erie CO, 80516  
Mr. Shots briefly talked about how he has been working for two years on this case and the rezoning is needed for the future of this property. Mr. Shots stood ready for questions.

**Chair called for the public to address Commission, summarized:**

None recognized

**Chair closed the public portion at 6:13 p.m.**

**Motion to forward to City Council with a recommendation of approval of the Guzman Zone Change to a City designation of Agricultural/Residential (A/R) from the designation of Rural Estate (RE), together with such further findings and determinations as the Council deems necessary and appropriate under the circumstances.**

**Motion by Commissioner Leck  
Second by Commissioner Baird**

**Voting Aye: All Present  
Motion passes 3-0**

### **Bromley Interchange Subdivision - Zone Change**

**Chair invited Staff to present, summarized:**

Mr. Tylka confirmed that legal postings and publications were completed for this hearing. He entered the staff report into public record and discussed the item as outlined in the staff report. Mr. Tylka stood ready for questions.

**Chair called for questions from Commission to Staff, summarized:**

- Commission inquired about traffic impact and expressed concern that the four-way stop by the site is dangerous. Staff stated that at the time of a zone change, a new traffic impact study is not required. There was a study submitted when the Kum & Go was developed on Lot 1, and it will be reviewed again with the next final development plan (FDP) for the new user on the Lot 2.
- Staff stated a new user would have to submit a conformance letter to the original traffic impact study. If they are not in conformance, a new study would be required and there would then be the opportunity to ask the developer to address any traffic impacts that could occur.
- Commission inquired about Lot 3. Staff confirmed that it is a drainage parcel and will never be developed. He clarified that this lot is not part of the actual subdivision, but it will still be part of the rezoning.

**Chair called for the Applicant to address Commission, summarized:**

Mick Leigh, Owner/Applicant, 515 Daylight Court, Brighton, CO 80601

Mr. Leigh stated that he has worked with staff for several years to make this site a marketable property. With the development of the Kum & Go, they widened Bromley Lane under a CDOT permit, and now have a full movement turn lane. Mr. Leigh explained at the time of the development agreement, they submitted the traffic study for both lots and widened Bromley Lane again. Mr. Leigh said he has an interested user. He stated is not confirmed yet, but it would be a collision center which would employ twenty people. He feels this would be a very good business for this site and for Brighton. Mr.

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Leigh stood ready for questions.

**Chair called for the public to address Commission, summarized:**

None recognized

**Chair closed the public portion at 6:40 p.m.**

**Motion to forward to City Council with a recommendation of approval of the Bromley Interchange Subdivision Zone Change to a City designation of General Retail and Services (C-3) from the designation of Business Park (BP).**

**Motion by Commissioner Baird**

**Second by Commissioner Leck**

**Voting Aye: All Present**

**Motion passes 3-0**

**VI. OLD BUSINESS**

None

**VII. NEW BUSINESS**

None

**VIII. REPORTS**

None

**IX. ADJOURNMENT**

**Motion to adjourn at 6:46 p.m.**

**Motion by Commissioner Baird**

**Second by Commissioner Leck**

**Voting Aye: All Present**

**Motion passes 3-0**