

CITY OF BRIGHTON PLANNING COMMISSION MINUTES

January 22, 2026

I. CALL TO ORDER

Chair Rawlings called the meeting to order at 6:01 PM

II. PLEDGE OF ALLEGIANCE

Commissioner Nickeson lead the Pledge of Allegiance.

III. ROLL CALL

Roll call was taken with the following Commissioners in attendance: Mark Rawlings, Blaine Nickeson, Kathryn LeDonne, and Stephanie Ohm were present; Jolene Cohen-McCoy was excused; Alan Marraudino, Kylie Parks, and Kevin Wieland were absent.

STAFF PRESENT

Yasmina Gibbons, Deputy City Attorney; Grey Shipman, Assistant Planner; Nick Di Mario, Principal Planner; and Amanda Besch, Interim Commission Secretary.

IV. SEATING OF ALTERNATES

No alternates were seated.

V. MINUTES FROM December 11, 2025, PLANNING COMMISSION MEETING PRESENTED FOR APPROVAL

Motion by Commissioner LeDonne to approve minutes from December 11, 2025, Planning Commission meeting.

Second by Commissioner Nickeson.

Voting Aye: All Present

VI. PUBLIC INVITED TO BE HEARD ON ITEMS NOT ON THE AGENDA

None presented.

VII. AGENDA ITEMS

- 1. Public Hearing: 18-20 North Main (The Prohibition District LLC) – Grey Shipman Presenting**

Chair Rawlings opened the Public Hearing at 6:03 PM

Assistant Planner Grey Shipman presented on the proposed Conditional Use Permit for the subject property as a Restaurant-Bar. Per the LUDC guidelines on the Downtown zoning district a CUP is required in order for the subject business to operate. G. Shipman also noted that for this case the Planning Commission is the deciding rather than recommending body and has final approval. Finding the request in accordance with the Comprehensive Plan and the Land Use and Development Code Section 2.07A, staff recommended approval of the proposal with conditions. Applicant representative Annamarie Alvarado also presented on the project.

Chair Rawlings called for questions from the Commission of Staff

One question was asked by the Commission. The question was answered by Staff.

Chair Rawlings called for questions from the Commission of Applicant

Two questions were asked by the Commission. The questions were answered by Applicant.

Chair called for any member of the public to comment about the item being presented, summarized:

No comments.

Chair called for comments from the Commission

No comments.

Chair closed the Public Hearing at 6:19 PM

Motion by Commissioner Nickeson to approve the resolution.

Second by Commissioner LeDonne.

Voting Aye: All Present

Motion Passes: 4-0

2. Study Session: Bylaws Amendment – Yasmina Gibbons and Nick Di

Mario Presenting

Deputy City Attorney Yasmina Gibbons reviewed proposed amendments to the Planning Commission bylaws. Commissioners addressed questions to Staff. Staff answered these questions. The

proposed updates will come before the Commission for approval at a future regular meeting.

VIII. OLD BUSINESS

No old business.

IX. NEW BUSINESS

Principal Planner Nick Di Mario briefly reviewed upcoming code updates regarding Colorado wildfire resiliency. A state mandate will be brought before the Planning Commission at a future meeting this spring in order to update the City of Brighton's building codes and Land Use and Development Code.

X. REPORTS

Chair Rawlings invited staff to present, summarized:

1. Principal Planner Nick Di Mario presented that City Council considered and approved amendments to change the allowed number of fuel pumps at gas stations (first reading), a zoning map amendment for the James Property to C-2 Restricted Retail and Services (first reading), and setbacks for Accessory Dwelling Units (first reading).
2. Next meeting: February 12, 2026

XI. ADJOURNMENT

Meeting adjourned by Chair Rawlings at 6:45 PM

Recorded by: Interim Commission Secretary Amanda Besch