

CITY OF BRIGHTON
BOARD OF ADJUSTMENT
MINUTES

April 10, 2018

Approved as presented

By order of the City Council, the Planning Commission is the acting Board of Adjustment.

I. CALL TO ORDER

Chairman Maslanik called the meeting to order at 6:05 p.m.

II. ROLL CALL

Roll call was taken with the following Commissioners/Board Members in attendance: Chris Maslanik, William Leck and Fidel Balderas.

STAFF PRESENT: Jason Bradford, Planning Manager; Josh Tetzlaff, Associate Planner; Christopher Ernst, City Counsel; Diane Phin, Commission Secretary.

III. MINUTES OF PREVIOUS MEETINGS

No Minutes were presented.

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

None recognized

V. PUBLIC HEARING ITEM

Adams County Youth Services Center – Fence Variance: Josh Tetzlaff

Chair invited Staff to present, summarized:

Mr. Tetzlaff confirmed legal publication and posting were completed for this hearing. He entered the staff report into public record and discussed the item as outlined in the staff report. Mr. Tetzlaff stood ready for questions.

Chair called for questions from the Board to Staff, summarized:

- Staff stated one call was received asking what the public hearing was about.
- Staff clarified that this hearing is just to determine if the applicant can have a perimeter fence up to 16ft.
- Staff explained that Staples warehouse is to the south of this project and a storage facility is to the north of it.
- Commission asked if there would be razor wire used on the fence. Staff said they will not be using barbed or razor wire.

Chair called for the Applicant to address the Board, summarized:

Rick Bacchus, Ryley Johnson Architecture, 1775 Sherman St., Denver CO, 80203

Mr. Bacchus gave a general overview of the proposed fence and facility. He explained the fencing will be a non-climb mesh type. There will only be double fences at the two vehicle sally ports, so there will never be an opening to the outside when traffic enters and exit's. These will be the mesh type for the taller fence and chain link for the 8ft.fence. Mr. Bacchus talked about some existing trees and some landscaping that will be added. He stood ready for questions. Commission concurred that this is a very well planned fence for this facility.

Board of Adjustment Minutes

April 10, 2018

Page 2

Chair called for the public to address the Board, summarized:

None recognized.

Chair closed the public portion at 6:31 p.m.

THE BOARD THEREFORE ORDERS AS FOLLOWS:

The Variance is granted: a 10' variance to allow for a 16' maximum fence height for Youth Services Center as opposed to the 6' maximum fence height of the Bromley Park PUD zoning district.

Motion by Commissioner Balderas

Second by Commissioner Leck

Voting Aye: All Present

VI. OLD BUSINESS

None

VII. NEW BUSINESS

As Kevin Baird has resigned from the Commission, Chair mentioned that Kevin was a pleasure to serve with and will be missed.

Board member Balderas stated that he enjoyed the webinar and the joint Study Session with Council and was grateful to have the opportunity to attend both. Board member Leck agreed and said they both were very insightful.

VIII. REPORTS

None

IX. ADJOURNMENT

Motion to adjourn at 6:35 p.m.

Motion by Commissioner Leck

Second by Commissioner Balderas

Voting Aye: All Present