

**CITY OF BRIGHTON  
PLANNING COMMISSION**

**MINUTES**

August 14, 2018

**Approved as presented**

**I. CALL TO ORDER**

Acting Chairman Balderas called the meeting to order at 6:02 p.m.

**II. Pledge of Allegiance**

**III. ROLL CALL**

Roll call was taken with the following Commissioners in attendance: Fidel Balderas, William Leck, Rex Bell and Oliver Shaw. Alternate, Steve Ginevan was also present and seated as a voting member.

Chris Maslanik and Craig Davis Jr. were excused from attendance.

**STAFF PRESENT:** Jason Bradford, Planning Manager; Lauren Simmons, Senior Planner; Mike Tylka, Senior Planner; Daniel Harvey, Interim City Counsel; Diane Phin, Commission Secretary.

**IV. MINUTES OF PREVIOUS MEETINGS**

Minutes from the March 13, 2018 regular Planning Commission meeting were approved as presented.

**Motion by Commissioner Bell**

**Second by Commissioner Leck**

**Voting Aye: All Present**

**Motion passes 5-0**

Minutes from the May 22, 2018 regular Planning Commission meeting were approved as presented.

**Motion by Commissioner Bell**

**Second by Commissioner Leck**

**Voting Aye: All Present**

**Motion passes 5-0**

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

None recognized

**VI. AGENDA ITEMS**

1. Rodriguez Camacho Subdivision (248 N. Main St) – Zone Change: Mike Tylka presenting

2. Bromley Farms – Vested Property Rights (VPR) Extension: Mike Tylka presenting

3. Ridgeline Vista PUD: Lauren Simmons presenting

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### **Rodriguez Camacho Subdivision (248 N. Main St) Zone Change**

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

Mr. Tylka confirmed that legal posting and publication were completed for this hearing 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 asked if this property is within the Brighton Urban Renewal Area (BURA). Staff stated it is within the BURA boundary and will be sent to them for further review. Staff also clarified it is not within the Historic District area.
- Once the project is formally submitted the drainage and parking will be reviewed under the Downtown Plan (DT) plan at that time. It cannot be discussed now as this is just for the rezoning.

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

None

#### **Chair called for questions from Commission to the Applicant, summarized:**

None

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

None

**Chair closed the public portion at 6:20 p.m.**

#### **Chair called for discussion among Commissioners, summarized:**

None

**Motion to forward to City Council with a recommendation of approval for the Rodriguez Camacho Subdivision (248 N. Main Street) Zone Change to a City designation of Downtown (DT) from the designation of Light Industrial (I-1).**

**Motion by Commissioner Leck  
Second by Commissioner Shaw**

**Voting Aye: All Present**

**Motion passes 5-0**

### **Bromley Farms – Vested Property Rights (VPR) Extension**

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

Mr. Tylka confirmed that legal posting and publication were completed for this hearing 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:**

- Staff clarified for Commission that this development team is not the same as the group that previously requested the vesting extension two years ago.
- Staff explained the street sections in the current PUD plan are no longer valid. When this property is platted, the new plans will match the correct street sections in the

Transportation Master Plan.

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

Jack Hoagland, Applicant, 2830 S. Newcomb Way, Lakewood CO., 80227.

Mr. Hoagland discussed how they acquired the property and worked with the owner to meet some of his requests before he passed away in November 2017. Mr. Hoagland explained how they spent quite a bit of money and time negotiating with the Trust after that. In addition, they also established a new metro district. With all of this happening it put them behind in getting the platting done. He explained that with the current vesting expiring in December 2018, they want to be assured they will have enough time to work on the platting of the property and to be sure the zoning does not change. He stated they would like to submit the preliminary plat before the end of this year and the final plat by early 2019. Mr. Hoagland stood ready for questions.

**Chair called for questions from Commission to the Applicant, summarized:**

None

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

None

**Chair closed the public portion at 6:45 p.m.**

**Chair called for discussion among Commissioners, summarized:**

Commission concurred that the developers seem to be doing everything right and they would like to approve this application.

**Motion to forward to City Council with a recommendation of approval regarding the application of the Vested Property Rights for the Bromley Farms PUD to allow the PUD to be vested for an additional three (3) year period (to expire on December 6, 2021) with the following (3) conditions:**

(1.) That all ensuing development of the Property subject to the Bromley Farms PUD shall meet all applicable City standards in effect at the time of such development, including, without limitations, those related to transportation, drainage, and utilities.

(2.) That no further extension of the vested property rights for the Bromley Farms PUD will be accepted or considered by the City unless and until a final plat for the Property is finalized on or before December 6, 2021, which conforms to the Bromley Farms PUD in its entirety.

(3.) That Sheets 8, 12, 13, and 14 of the PUD are no longer valid and, as such, shall not be considered applicable or satisfactory as to any development of the Property subject to the Bromley Farms PUD.

**Motion by Commissioner Bell  
Second by Commissioner Shaw**

**Voting Aye: All Present  
Motion passes 5-0**

**Ridgeline Vista PUD Zone Change and ODP**

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

Ms. Simmons confirmed that legal posting and publication were completed for this hearing and discussed the item as outlined in the staff report. Ms. Simmons stood ready for questions.

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

- Drainage and traffic will be reviewed at time of preliminary plat.
- It was confirmed that Lochbuie will be developing commercial uses on the east forty acres of the adjacent property. The other forty acres will be single family homes.
- There was no connectivity requested to these properties by Brighton or Lochbuie.

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

The applicant team introduced themselves.

Eric Eckburg, Coronado West, LLC, 2696 S. Colorado Blvd., #320, Denver CO, 80222

Mr. Eckburg confirmed they do intend to apply for a metro district for this property.

Karen Henry, Planner, Henry Design Group, 1501 Wazee St., #1C, Denver CO, 80222

Ms. Henry thanked Ms. Simmons for a thorough presentation and gave a brief overview of the proposed neighborhood. Ms. Henry described the different housing types including single family detached and townhomes. She talked about the main park in the center and the pocket parks mixed in throughout as well as the trails and landscaping.

Rick Rome, Civil Engineer, Redland, 1500 W. Canal Ct., Littleton, CO, 80120

Mr. Rome discussed traffic, water systems, sanitary sewer and drainage. The conveyance channel is in the South Beebe Draw district, so they have been working with them.

**Chair called for questions from Commission to the Applicant, summarized:**

None

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

None

**Chair closed the public portion at 7:16 p.m.**

**Chair called for discussion among Commissioners, summarized:**

Commission asked about future discussions on having too many parks (over-parking) in the city. The cost of maintaining them needs to be looked at also. As long as our code require them, they will be constructed.

**Motion to forward to City Council with a recommendation of approval:**

**Section 1. the Planning Commission finds and determines that the Application for the Overall Development Plan follows the intent of the Comprehensive Plan in providing for the future of the City; complies with the requirements of the City of Brighton Land Use and Development Code and hereby recommends to the City Council approval of the Application, and;**

**Section 2. the Planning Commission finds and determines that the Application follows the intent of the Comprehensive Plan in providing for the future of the City; complies with the requirements of the City of Brighton Land Use and Development Code and hereby recommends to the City Council approval of the Application to approve the Application to rezone the Neff PUD and adjacent parcel zoned Adams**

**County A-3 in accordance with the Ridgeline Vista PUD.**

**Motion by Commissioner Shaw**

**Second by Commissioner Leck**

**Voting Aye: All Present**

**Motion passes 5-0**

**VI. OLD BUSINESS**

None

**VII. NEW BUSINESS**

It was clarified that the meetings do not always happen on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday as we have to wait to confirm with the applicant if there will be a meeting on a certain date. Jason is sending out the "Upcoming Meetings" form to all the Commissioners and he explained if there is a "T" in front of the project it is tentative. Jason will remove it when he gets confirmation.

**VIII. REPORTS**

None

**IX. ADJOURNMENT**

**Motion to adjourn at 7:29 p.m.**

**Motion by Commissioner Shaw**

**Second by Commissioner Leck**

**Voting Aye: All Present**

**Motion passes: 5-0**