

**CITY OF BRIGHTON
PLANNING COMMISSION**

MINUTES

January 10, 2016

Approved as corrected

I. CALL TO ORDER

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

II. ROLL CALL

Roll call was taken with the following Commissioners in attendance: Fidel Balderas, Archie Demarest, Kevin Baird and Chris Maslanik.
Matt Johnston was excused from attendance.

Vice-Chair Balderas was appointed as Acting Chairman for the meeting.

STAFF PRESENT: Jason Bradford, Planning Manager; Mike Tylka, Associate Planner; Aja Tibbs, Historic/Long Range Planner; Michael Ellsberry, Development Engineer; Christopher Ernst, City Counsel; Diane Phin, Commission Secretary.

III. MINUTES OF PREVIOUS MEETINGS

Minutes from the December 13, 2017 regular Planning Commission meeting were approved as presented.

Motion by Commissioner

Second by Commissioner

Voting Aye: All Present

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

None recognized

V. PUBLIC HEARING ITEMS

1. Residential Growth Pacing Repeal – Aja Tibbs presenting
2. Mount View Park, Filing No. 2, Lots 1&2 – Zone Change – Mike Tylka presenting

Residential Growth Pacing Repeal

Chair invited Staff to present, summarized:

Ms. Tibbs entered the staff report into public record and presented the item as outlined in the staff report. Ms. Tibbs stood ready for questions.

Chair called for questions from Commission to Staff, summarized:

- Staff stated the pacing repeal would last indefinitely.
- Staff explained that an annual review is time intensive for staff when other items need to be worked on and this is not an effective tool that works for the City anymore. She explained this ordinance was created back in 2000 when Brighton experienced rapid residential growth and there was a need to regulate it. Currently, there is no future need or purpose for pacing. It is a system that does not work any longer for the City and for the developers.

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- Commission asked if there will still be a review of growth. Staff said there will be an annual review and update on growth.
- Staff confirmed for Commission that examining growth is still very important and will be monitored and addressed in several ways. Any concerns are dealt with in the development agreements, development processes and internally. A more in depth annual growth report will be presented to City Council and the Planning Commission every year.

Chair called for the public to address Commission, summarized:

None recognized

Chair closed the public portion at 6:26 p.m.

Chair called for discussion among Commission, summarized:

- Commission concurred that they would recommend approval to the City Council.

Motion to forward to City Council with a recommendation of approval to repeal Article 17-60, Residential Growth Pacing System of the Brighton Municipal Code, in its entirety.

**Motion by Commissioner Maslanik
Second by Commissioner Baird**

Voting Aye: All Present

Mount View Park, Filing No. 2, Lots 1&2 – Zone Change

Chair invited Staff to present, summarized:

Mr. Tylka 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. He said that this application was heard by Commission and approved in November to re-zone to Public Land (PL). It was then presented to City Council. At that time, Council denied the request due to a petition that was signed by 24 neighboring residents who were in opposition and preferred the zone change to Open Space & Parks (OS). Mr. Tylka explained that they felt that more restrictive uses included in the OS zoning are much more compatible for the area. He stated he will present the application to Council again after the Commission gives their recommendation. Mr. Tylka stood ready for questions.

Chair called for questions from Commission to Staff, summarized:

- Commission asked the Applicant, Gary Wardle, Director of Parks and Recreation for the City of Brighton, if there is an end use for the site. Mr. Wardle said it will be for drainage and as an open space site. In the future, he would like to see some grading and re-sloping of the edges done, along Southern mainly, as this would make maintaining the site much easier.
- Mr. Wardle confirmed his staff will mow and maintain this site.
- Staff stated he has not seen any impact fees with Adams County in the IGA.
- Staff engineer said he has no issue with the offsite drainage to the site.

Chair called for the public to address Commission, summarized:

None recognized

Chair closed the public portion at 6:35 p.m.

Chair called for discussion among Commission, summarized:

- It was suggested the school could use the site for more parking for their students.

Motion to forward to City Council with a recommendation of approval of the Mount View Park, 2nd Filing, Lots 1 & 2 Zone Change to a City designation of OS (Open Space & Parks) to replace the existing Adams County zoning designation of A-1 (Agricultural-1).

Motion by Commissioner Maslanik

Second by Commissioner Baird

Voting Aye: All Present

VI. OLD BUSINESS

Commissioner Maslanik said that he will be speaking to the Youth Services Manager, Tawnya Russell, about having some Youth Commissioners sit in on the Planning Commission meetings.

VII. NEW BUSINESS

Election of Chairman and Vice-Chair positions will be done at the next meeting that all Commissioners are present.

VIII. REPORTS

None

IX. ADJOURNMENT

Motion to adjourn at 6:43 p.m.

Motion by Commissioner Baird

Second by Commissioner Demarest

Voting Aye: All Present