

**CITY OF BRIGHTON
PLANNING COMMISSION**

MINUTES

January 24, 2017

Approved as presented

Note: The City Council used the Council Chambers for a brief special session starting at 6:00 p.m. Due to this, the Planning Commission meeting had a delayed start time.

I. CALL TO ORDER

Chairman Johnston called the meeting to order at 6:22 p.m.

II. ROLL CALL

Roll call was taken with the following Commissioners in attendance: Matt Johnston, Fidel Balderas, and Chris Maslanik.

Kevin Baird and Archie Demarest were not present and, for the record, were unexcused absences.

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

III. MINUTES OF PREVIOUS MEETINGS

Minutes from the January 10, 2017 regular Planning Commission meeting were approved as corrected.

Motion by Commissioner Maslanik

Second by Commissioner Balderas

Voting Aye: All Present

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

None recognized

V. PUBLIC HEARING ITEMS

1. Bromley Farms PUD – Vested Property Rights (VPR) Extension – Continued from 12/13/16 - Mike Tylka presenting

Bromley Farms PUD – Vested Property Rights (VPR) Extension

Chair invited Staff to present, summarized:

Mr. Tylka confirmed that this hearing was continued from December 13, 2016 and all legal postings and publications were completed. 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:

None recognized

Chair called for the Applicant to address Commission, summarized:

Steven Robinson, A. Steven and Company Real Estate, representing the owner, Tom

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Hartley. Mr. Robinson stated that they sent a letter to staff informing them that they are in agreement with the proposal that is being recommended and would like to move forward. Mr. Tylka re-iterated that there is a copy of the letter in the packets Commissioners received.

Chair called for the public to address Commission, summarized:

None recognized

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

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 two (2) year period (to expire on December 6, 2018) with the following two (2) conditions:

- (1.) That any future development that takes place, meets all applicable City standards regarding transportation, drainage, and utilities.**
- (2.) That the Property must be platted in its entirety within the two (2) year vesting extension to be eligible for any further extension of vested property rights.**

Motion by Commissioner Maslanik

Second by Commissioner Balderas

Voting Aye: All Present

VI. OLD BUSINESS

Mr. Bradford said the Police Department completed the data collection phase for the Platte River Ranch speeding study. They found that the vast majority of traffic was compliant within the speed limits and no further action is necessary. The city would be happy to share this information with the woman who had a complaint on this issue. Chair said he would be in touch with her and pass on the information.

VII. NEW BUSINESS

Commission will wait to hold their elections for the Chairman and the Vice-Chair positions when all the Commissioners are in attendance.

Discussion ensued among Commissioners on the meeting schedule for February. Staff suggested they could have a Study Session on school funding and land dedications. The representative from School District 27J will be there to speak.

Motion to have the next Study Session meeting on February 28th, 2017.

Motion by Commissioner Johnston

Second by Commissioner Balderas

Voting Aye: All Present

Commissioners suggested they have a short Planning Commission meeting before the Study Session to hold the elections, after confirmation of all Commissioners attendance for that date.

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VIII. REPORTS

The Commissioner article, an APA publication from 2016, was included in the packets for the Commissioners to read. The Chairman thanked the Commission Secretary for including it and expressed that it was a good article.

IX. ADJOURNMENT

Motion to adjourn at 6:44 p.m.

**Motion by Commissioner Balderas
Second by Commissioner Maslanik**

Voting Aye: All Present