

**CITY OF BRIGHTON  
PLANNING COMMISSION**

**MINUTES**

**January 28, 2021**

**Approved as presented**

**I. CALL TO ORDER**

Chairman Maslanik called the meeting to order at 6:06 p.m.

**II. PLEDGE OF ALLEGIANCE**

Chairman Maslanik asked Commissioner Rocha to lead the Pledge of Allegiance.

**III. ROLL CALL**

Roll call was taken with the following Commissioners in attendance: Chris Maslanik, Fidel Balderas, Oliver Shaw, and William Leck. Alternates Liane Wahl and John Morse were present but not seated to vote.

**STAFF PRESENT:**

Jason Bradford, Planning Manager; Lena McClelland, Assistant City Attorney; Kate Lesser, Commission Secretary; Mike Tylka, Senior Planner; Anneli Berube, Agriculture Innovation Specialist

**IV. MINUTES OF PREVIOUS MEETINGS**

Minutes from the December 10, 2020 regular Planning Commission meeting were approved as presented.

**Motion by Commissioner Shaw**

**Second by Commissioner Leck**

**Voting Aye: All Present**

**Motion passes: 4-0**

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

No public comments were presented.

**VI. PUBLIC HEARING ITEMS**

1. Bromley Park PUD 26<sup>th</sup> Amendment Zone Change: Mike Tylka presenting
2. Historic Splendid Valley Transfer of Development Rights Study: Anneli Berube Presenting

**1. Bromley Park PUD 26<sup>th</sup> Amendment Zone Change**

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

Mr. Tylka presented the item as outlined in the staff report and confirmed that legal publication and posting were completed for this hearing. Mr. Tylka stood ready for questions.

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

Commissioner Maslanik inquired as to whether the proposed zoning change for this property would make the uses more similar to the neighboring properties to the east.

Mr. Tylka confirmed that this property's proposed mixed-use designation would be similar to other nearby properties.

**Chair asks if the Applicant has prepared a presentation:**

Chris King, Applicant, 5560 S. Franklin Street, Greenwood Village, 80121 provided a brief history of the property as well as reasoning behind the proposed zone change.

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

No questions from the Commission were presented.

**Chair called for the public to address the Applicant or staff, summarized:**

No question from the public were presented

**Chair called for any further questions from the Commission or the audience.**

No further questions were presented.

**Chair called for any member of the audience to speak on behalf of this item being presented.**

No proponents were present.

No opponents were present.

**Chair closed the public portion at 6:49 p.m.**

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

Commissioner Shaw stated that the existing property uses would be problematic for the developer and that this proposed zone change will provide more leeway for the developer to enhance the neighborhood.

Commissioner Morse commented that his main concern is making sure that Brighton Fire Station #52 has room to operate without disturbing the neighborhood and the water tower expansion that was previously approved should be taken into consideration, but otherwise the zone change seems appropriate.

**Motion by Commissioner Balderas to approve the resolution as presented**

**Second by Commissioner Shaw**

**Voting Aye: All Present**

**Motion passed 4-0**

**2. Historic Splendid Valley Transfer of Development Rights Study**

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

Ms. Berube presented the item as outlined in the staff report and stood ready for questions.

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

Commissioner Morse expressed the importance of reviewing preservation tactics and considering local air quality and climate issues along with development applications.

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

Secretary Lesser provided instructions for Commissioners to complete the 2021 Conflict of Interest Form. Chairman Maslanik announced that the Commission is due to vote on Chair and Vice Chair which will be on the next meeting agenda in March.

**IX. REPORTS**

No comments.

**X. ADJOURNMENT**

**Motion to adjourn at 7:27 p.m.**

**Motion by Commissioner Balderas**

**Second by Commissioner Leck**

**Voting Aye: All Present**

**Motion passes: 4-0**