



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes

Planning Commission

Monday, November 26, 2018

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

Also Present: Denise Ciernia, Recording Secretary; Jocelyn Mills, Community Development Director; Steve Kemp, City Attorney; Rob Haigh, Planner II, and Mike Sutherland, Planning Manager

Commissioner Stahlman arrived at 7:25 p.m.

- Present** 6 - Commissioner Bolt, Vice Chair Stahlman, Commissioner Bridenbaugh, Commissioner Swartzbacker, Chairman Rudnicki, and Commissioner Coronato
- Absent** 3 - Commissioner Reynolds, Commissioner Miller, and Commissioner Almond

2. Approval of Agenda

General Business Item 5a/PC Resolution 35-2018 will be moved to the December 10 PC Meeting

3. Minutes to be Approved

[ID# 18-409](#) Certification of the November 12, 2018 Regular Meeting Minutes

Attachments: [PC Minutes 111218](#)

A motion was made by Commissioner Swartzbacker, seconded by Commissioner Coronato, that the minutes from November 12, 2018 be approved. The motion carried unanimously.

Aye: 5 - Commissioner Bolt, Commissioner Bridenbaugh, Commissioner Swartzbacker, Chairman Rudnicki and Commissioner Coronato

Absent: 4 - Vice Chair Stahlman, Commissioner Reynolds, Commissioner Miller and Commissioner Almond

4. Public Comment

Public Comment for General Business or Non-Agenda Related Items

Public Comment - Howard Haenel, attorney representing owner of the property that would have been discussed under PC Resolution 35-2018/General Business

Public Comment - Sarah Kellner, attorney representing developer of the property that would have been discussed under PC Resolution 35-2018/General Business

Public Comment - Pam Chadbourne, Against the proposed boundary change in the Downtown Design Standards

5. General Business

- a. **PC Reso
35-2018** PC Resolution to Extend the Boundary of Subdistrict 3 in the Downtown Littleton Design Standards

Attachments: PC Resolution 35-2018
DesignStandardsExtension map
Downtown Littleton Design Standards (2018)

This PC Resolution was moved to the December 10, 2018 PC meeting agenda.

6. Public Hearing

- a. [PC Reso
37-2018](#) Resolution to amend the Bow-Mar Estates planned development, entitled the "Bow-Mar Estates Development Plan," Lot 4, Block 1 Bow-Mar Estates Subdivision.

Attachments: [Staff Report](#)
[Code and Criteria Reference Links](#)
[Draft PC Resolution 37-2018](#)
[Plan Set](#)
[Existing Bow-Mar Estates Planned Development](#)
[Outside Referral Agency Matrix](#)
[Neighborhood Outreach](#)
[Application Materials](#)
[Presentation](#)

Staff presentation by Rob Haigh, Planner II

Applicant presentation by Mick Kittle, Plan West, Inc., representing owner

Public Hearing Comment - Jim Miller, Against

Public Hearing Comment - Sharon Barker, In Favor

Public Hearing Comment - Pam Chadbourne, Against

Commissioner Stahlman arrives at 7:25 p.m.

Public Hearing Comment - Gilbert Barker, In Favor

After main motion offered, Commissioner Bridenbaugh stated that he will be abstaining from the vote as he is a resident of BowMar South.

A main motion was made by Commissioner Stahlman, seconded by Commissioner Coronato, to adopt PC Resolution 37-2018, recommending council approval of the amendment to the Bow-Mar Estates planned development.

Commissioner Coronato offers an amendment to the main motion, seconded by Commissioner Swartzbacker, that the resolution be approved with the condition that: 1) the exterior side setbacks be increased to 20 foot minimum as a rear yard setback -- The vote is 4-1 with Commissioner Bolt against and Commissioner Bridenbaugh abstaining. The amendment carries.

Commissioner Coronato offers an amendment to the main motion, seconded by Commissioner Swartzbacker, that the resolution be approved with the condition that: 1) the developer be required to make improvements to the sidewalk on Bowles Avenue and repave Paintbrush Court for the benefit of the neighborhood. -- Under advisement of counsel, Commissioner Coronato withdrew the motion.

The vote on the main motion as amended carries 5-0 with Commissioner Bridenbaugh abstaining.

Aye: 5 - Commissioner Bolt, Vice Chair Stahlman, Commissioner Swartzbacker, Chairman Rudnicki and Commissioner Coronato

Absent: 3 - Commissioner Reynolds, Commissioner Miller and Commissioner Almond

Abstain: 1 - Commissioner Bridenbaugh

- b. [PC Reso 36-2018](#) PC Resolution to amend Title 10, Chapter 1, Subsection 8 of Littleton's Zoning Code regarding the Preliminary Project Plan Process (P4)

Attachments: [PC Resolution 36-2018](#)
[P4 proposed amendments](#)
[O 2017-34](#)

Staff presentation by Jocelyn Mills, Community Development Director and Steve Kemp, City Attorney

Public Hearing Comment - Pam Chadbourne, Against

A motion was made by Commissioner Stahlman, seconded by Commissioner Bolt, to approve PC Resolution 36-2018, and to forward a favorable recommendation to city council, amending Title 10 of the City Code to amend Preliminary Project Plan for rezoning concepts. The motion passes unanimously.

Aye: 6 - Commissioner Bolt, Vice Chair Stahlman, Commissioner Bridenbaugh, Commissioner Swartzbacker, Chairman Rudnicki and Commissioner Coronato

Absent: 3 - Commissioner Reynolds, Commissioner Miller and Commissioner Almond

7. Comments/Reports

- a. Community Development Director/Staff
- b. Chair/Members

8. Adjourn

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.

I hereby certify that the attached Action Minutes are an accurate representation of motions made and action taken at the November 26, 2018 regular meeting of the Littleton Planning Commission]. I have also reviewed the video recording for the November 26, 2018 regular meeting of the Littleton Planning Commission and certify that the video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.



Denise Ciernia, Recording Secretary