



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Minutes

### Planning Commission

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Monday, February 26, 2018

6:30 PM

Council Chamber, Community Room

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#### Regular Meeting & Study Session

#### 1. Roll Call

*Also Present: Denise Ciernia, Recording Secretary; Jocelyn Mills, Community Development Director; Lena McClelland, Assistant City Attorney; Carolyn Roan, Water Resource Manager & Floodplain Administrator; Carol Kuhn, Planning Manager; Dennis Swain, Long Range Senior Planner*

#### 2. Approval of Agenda

*PC Resolution 02-2018 was moved to Public Hearing from General Business as it was properly noticed. The agenda was the only place it was printed in error.*

#### 3. Minutes to be Approved

- a. [ID# 18-071](#) Certification of the February 12, 2018 Regular Meeting Minutes

**Attachments:** [PC Minutes 021218](#)

**A motion was made by Commissioner Swartzbacker, seconded by Commissioner Graham, that the February 12, 2018 minutes be approved. The motion carried unanimously.**

**Aye:** 7 - Chairman Rudnicki, Commissioner Bolt, Commissioner Corbett, Commissioner Graham, Vice Chair Stahlman, Commissioner Bridenbaugh and Commissioner Swartzbacker

#### 4. Public Comment

Public Comment for General Business or Non-Agenda Related Items

*Public Comment: Pam Chadbourne*

#### 5. General Business

#### 6. Public Hearing

- a. [PC Reso 02-2018](#) A Resolution for a Floodplain Use by Special Exception for Modification of the Drainageway D floodplain at Watson Lane, located at the southwest corner of West Bowles Avenue and Watson Lane

**Attachments:** [Staff Report-Watson Lane SEP](#)  
[Code and Reference Links](#)  
[Watson Lane - OUTSIDE REFERRAL AGENCY MATRIX](#)  
[Resolution PC 02-2018 - Watson Lane](#)  
[Application](#)  
[Site Plan ENG17-0004--Watson Lane Reserve](#)  
[Watson Lane-hydraulic memo 1](#)  
[Watson Lane hydraulic memo 2](#)  
[Watson Lane -hydraulic memo-3](#)  
[Watson Lane-hydraulic memo 4](#)  
[tb1001](#)

*Staff Presentation by Carolyn Roan, Water Resource Manager & Floodplain Administrator*

*Applicant Presentaton by Frank Trainer, FHT Ventures LLC; Alan Leak, PE, RESPEC;  
Frank Feero, PE, Phelps Engineering*

*Public Hearing Comments:*

*Richard Giles, Brookhaven Trail - In Favor*

*Rich Gunlikson, Brookhaven Trail - In Favor*

*Pam Chadbourne - Against*

**A motion was made by Vice Chair Stahlman, seconded by Commissioner Graham, that the Floodplain Use for Special Exception concerning Drainageway D at Watson Lane, be approved with the following conditions:**

- 1. Prior to construction of the floodplain improvements, the applicant shall obtain a grading permit which includes a final grading plan and erosion and sediment control plan.**
- 2. The Final Plat of Subdivision shall include the following notes:**
  - 1) The proposed floodplain as shown is subject to approval by City of Littleton Floodplain Use by Special Exception, and by Federal Emergency Management Agency (FEMA) via a Letter of Map Revision (LOMR).**
  - 2) Site grading and construction of any buildings with basements on parcels removed from the floodplain by LOMR, are subject to the conditions of the City's Floodplain Use by Special Exception. Such properties shall be certified by a professional engineer as "reasonably safe from flooding" pursuant to requirements of FEMA Technical Bulletin 10-01.**
  - 3) Parcels requiring that the LOMR be effective prior to issuing building permits are indicated by an asterisk (\*).**
- 3. Prior to the issuance of the first building permit, the applicant shall prepare and record the final plat, which demonstrates compliance with the approved Use by Special Exception and the floodplain contained in a tract.**

4. Prior to application of the first building permit, the applicant shall complete as-built survey of the grading, and a report with a Certificate of Compliance. Should the applicant opt to construct buildings with basements on land removed from the floodplain by LOMR, the Certificate of Compliance will include a Professional Engineer certification that the fill material has been placed pursuant to requirements of FEMA Technical Bulletin 10-01.

5. Applicant shall submit a Letter of Map Revision application to FEMA and obtain approval. This LOMR must be effective prior to issuance of building permits for structures on any lot encumbered by existing floodplain.

6. Any buildings with basements on such parcels will also be subject to construction requirements of FEMA Technical Bulletin 10-01, as part of Building Permit(s) requirements. As-built drawings with Professional Engineer certification that such buildings are "reasonably safe from flooding pursuant to FEMA Technical Bulletin 10-01" shall be required prior to Certificate of Occupancy.

The motion carried unanimously.

**Aye:** 7 - Chairman Rudnicki, Commissioner Bolt, Commissioner Corbett, Commissioner Graham, Vice Chair Stahlman, Commissioner Bridenbaugh and Commissioner Swartzbacker

## **7. Comments/Reports**

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

## **8. Adjourn to Study Session**

Study Session to be held in Community Room

### **Study Session Topics**

1. [ID# 18-072](#) Update on the Bellevue Avenue Corridor Plan

**Attachments:** [Bellevue OpenHouse BackgroundandExistingConditions 020118](#)  
[Bellevue OpenHouse VisionGoals 020118](#)  
[Bellevue OpenHouseBoards OpportunityAreasandCorridorEnhancements 020118](#)

*Presentation and Updates from Senior Planner Dennis Swain and Consultant Darcie White, Clarion Consultants*

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 February 26, 2018 regular meeting of the Littleton Planning Commission. I have also reviewed the video recording for the February 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.



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Denise Ciernia, Recording Secretary