



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Minutes - Draft

### Planning Commission

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Monday, December 9, 2019

6:30 PM

Council Chamber

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#### Regular Meeting

#### 1. Roll Call

*\*Commissioner Almond was at the dais for roll call. Commissioner Coronato arrived at 6:33 p.m. and took his seat at the dais moving Commissioner Almond to the Alternate 1 seat.*

**Present** 8 - Commissioner Bolt, Commissioner Reynolds, Vice Chair Swartzbacker, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato, Commissioner Almond, and Commissioner Stahlman

#### 2. Pledge of Allegiance

#### 3. Approval of Agenda

#### 4. Minutes to be Approved

- a) [ID# 19-323](#) Certification of the October 28, 2019 Regular Meeting Minutes

**Vice Chair Swartzbacker asked for a correction to the minutes concerning the FIRST amendment to the MAIN motion. The minutes state that the "second amendment to the main motion fails". Correction requested to "first amendment to the main motion passed".**

**Commissioner Stahlman moved and Vice Chair Swartzbacker seconded to approve, based on the clerk's certification, the October 28, 2019 minutes of the Littleton Planning Commission as amended. The vote is 7-0. The motion carries unanimously.**

**Aye:** 7 - Commissioner Bolt, Commissioner Reynolds, Vice Chair Swartzbacker, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato and Commissioner Stahlman

**Non-Voting:** 1 - Commissioner Almond

#### 5. Public Comment

If you wish to address the Planning Commission under Public Comment, please sign-in on the public speaker form before the call to order of this meeting. Each speaker will be limited to three minutes. The commission is not authorized by the Colorado Open Meetings Law to discuss, comment, or take action at the meeting on any issue raised by public comment that is not part of tonight's agenda. The Chair may refer the matter to staff to obtain additional information and report back to the commission as appropriate.

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*Pam Chadbourne - Vote our (citizens) values, not the board's values./ Wildlife corridors.*

## **6. General Business**

## **7. Public Hearing**

- a) [PC Reso 17-2019](#) PC Resolution 17-2019: Approving a Floodplain use by Special Exception for building within the Slaughterhouse Gulch Floodplain at the Northwest corner of S. Elati Street and W. Powers Avenue

*Staff Presentation: Carolyn Roan, Water Resource Manager*

*Chair Rudnicki opened the public comment portion of the public hearing at 7:08 p.m.*

*Joey Albrecht - Was not aware of project until she saw the sign regarding the hearing; "everybody" in the neighborhood is very upset with the project.*

*Camille Ruff - Was not aware that I lived in a floodplain; Concerned that if the process of development continues, won't be able to afford to live; currently in a subsidized apartment.*

*Joseph "Jose" Trujillo - Lake has filled over the top and down the street to the west; houses impacted down to Windermere.*

*Pam Chadbourne - Floodplain exception process is too limited.*

*Chair Rudnicki closed the public comment portion of the public hearing at 7:22 p.m.*

**Commissioner Reynolds moved and Commissioner Stahlman seconded to approve the resolution approving the Floodplain Use by Special Exception for building within the Slaughterhouse Gulch floodplain at the northwest corner of S. Elati Street and W. Powers Avenue, with the following condition(s): 1. The Site Development Plan shall comply with building restrictions identified in this Floodplain Use by Special Exception; and 2. Should the Site Development Plan be approved, prior to construction the applicant shall obtain a building permit that is also in compliance with all building restrictions of this Floodplain Use by Special Exception; and 3. The applicant shall conduct an as-built survey and a Certificate of Compliance will be completed following construction of the buildings. The vote is 6-1 with Commissioner Coronato voting no. The motion carries.**

**Aye:** 6 - Commissioner Bolt, Commissioner Reynolds, Vice Chair Swartzbacker, Chairman Rudnicki, Commissioner Miller and Commissioner Stahlman

**Nay:** 1 - Commissioner Coronato

**Non-Voting:** 1 - Commissioner Almond

## **8. Comments / Reports**

### I. Community Development Director

- a) Zoning Code update process

b) Discussion re: future Study Sessions

II. Community Development Staff

III. Commission Members

IV. Chair

## **9. Adjournment**

*Chair Rudnicki adjourned the meeting at 8:03 p.m.*

The public is invited to attend all regular meetings or study sessions of the City Council or any City Authority, 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.