

**TOWN OF COLUMBINE VALLEY**  
**PLANNING AND ZONING COMMISSION**

Minutes

April 8, 2014

Commissioner Graham called the Commission meeting to order at 6:37 p.m., in the Conference Room at Town Hall, 2 Middlefield Road, Columbine Valley, Colorado. Roll call found the following present:

Commissioners: Sandy Graham, Bill Dotson, Eric Chekal, Gary Miles, Bruce James and Dale Irwin (A), Anne Larsen (A), Greg Armstrong arrived late

Absent: Steve Newkirk

Also present: Phil Sieber, Brent Kolson, Troy Carman, Aaron Boussetot, and J.D. McCrumb

**MINUTES:** The minutes of the February 11, 2014 meeting were approved.

**NEW BUSINESS:**

- **Draft Agenda, April 19 Retreat:** Phil Sieber reviewed the proposed agenda for the retreat on Saturday, April 19, 2014. The retreat will begin at 9:00 am at Town Hall, and run until approximately 1:00 pm.
- **Meeting Time of Future Meetings:** After brief discussion, the Commission decided to change their official meeting time from 7:00 pm to 6:30 to align with the start time of other Town meetings.

Commissioner Graham recessed the meeting at 6:48pm in order to hold the Wilder Commons Public Hearing.

**PUBLIC HEARING:** Commissioner Graham opened the PUBLIC HEARING, in the Town Hall, 2 Middlefield Road, Columbine Valley, and CO. at 7:00 p.m. The following members were present:

Commissioners: Sandy Graham, Bill Dotson, Greg Armstrong, Eric Chekal, Gary Miles, Bruce James, Dale Irwin (A) and Anne Larsen (A)

Absent: Steve Newkirk

Also present: Phil Sieber, Brent Kolson, Troy Carman, Aaron Boussetot, and J.D. McCrumb

Commissioner Greg Armstrong informed the Commission that he was a business partner with one of the developers in an unrelated project. He recused himself from voting on this development.

**STAFF REPORT:** The Town Planner presented a report containing a summary of the Wilder Commons preliminary development plan and preliminary plat, and a summary of staff findings (see attached report); Aaron Boussetot presented the Town Engineer's Report.

**HOA COMMENTS:** David Jones, 5 Augusta Drive, spoke on behalf of the Country Club Villas HOA.

- While initially disagreeing with the style of architecture chosen for this development, Mr. Jones said that after a visit to similar projects, his opinion had changed
- The HOA would still want fencing along their shared boarder to shield from noise and architectural differences

**PUBLIC COMMENT:** Of the approximately 20 residents in attendance, six offered comments.

- Peggy Roberts, 13 Village Drive asked what, if anything, would be happening with Nevada Ditch.
- Bill Wieder, 5 Village Drive asked for clarification on the following:
  - Need Jurgelonis permission to access property
  - Clarification between street and street stub
  - Location of sewer access
  - Would architectural style carry over to Jurgelonis development
- Donald Slack, 14 Arabian Place is glad to see contemporary architecture and disagrees with Middlefield access recommendation
- Joe Young, 15 Village Drive made the following points:
  - Developers have been great to work with
  - Likes the proposed vinyl fence
  - Don't push houses further back (towards the Village)
  - Doesn't like the idea of a through street to Middlefield
  - Hopes to see cart/pedestrian/bike connection
  - Likes project
- Rich Gunlikson, 19 Village Drive shared Mr. Young's opinions
- Ginny Rogliano, 15 Driver Lane asked about the unit square footage, price point and target market.

The public comment portion of the hearing was closed at 8:15 p.m.

**APPLICANT PRESENTATION AND RESPONSE:** Speaking for the development team, Jay Neese addressed the following topics in response to the Staff Report and Public Comment.

- Access to Jurgelonis Property
  - The developer does not want to connect the two properties
- Golf Cart Access Options
  - Jurgelonis (first choice)
  - Nevada Ditch (neighbors opposed)
  - CC Villas (neighbors opposed)
  - Office Park
- Fencing
  - 6' Vinyl along South boarder/Village
  - 6'+ Vinyl along North boarder – will decide after grading
  - Town Wall along West boarder
  - Prefers no fence along East – plant screening instead

- Architecture
  - Currently seen in Eisenhower and Wash Park
  - Happy to arrange tour
  - If any, two stories along north boundary only
  - 2,000 square feet, \$600k+, empty nesters
- Other
  - Private Streets/Parking on Streets
  - Park in Center
  - Private Enclave

**ADJOURNMENT:** The public hearing was closed at 8:45p.m.

The Commission discussed several aspects of the development including access off of and on to Platte Canyon Road, future right of way access, the definition of streets vs. private drives, golf cart access, size of driveways, drainage, second floor options, Lot 8 screening and unit finishes. The Commission asked for staff to meet with the applicant to develop solutions and for the applicant to consider some of the staff recommendations and issues raised.

**ACTION: upon a motion by Commissioner James and a second by Commissioner Chekal, the Commission unanimously approved continuing the meeting to April 24, 2014 at 6:30 pm.**

**RECESSED:** The meeting was recessed at 9:56 pm until April 24, 2014 at 6:30 p.m.