

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

Minutes

April 24, 2014

Commissioner Graham called the Commission meeting to order at 6:30 p.m., in the Conference Room at the Town Hall at 2 Middlefield Road, Columbine Valley, Colorado.

Roll call found the following present:

Commissioners: Sandy Graham, Bill Dotson, Greg Armstrong, Gary Miles, Steve Newkirk, Eric Chekal, Dale Irwin (A), Anne Larsen (A) and Mimi Kuchman (A)

Absent: Bruce James

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

**MINUTES:** The minutes of the April 8, 2014 meeting were approved.

**OLD BUSINESS:** The meeting of April 8, 2014 was continued.

Commissioner Graham clarified the following

- As this meeting is a continuation of the April 8, 2014 meeting, and on that date the public hearing portion of the meeting was closed, no comments from the public could be heard by the commission. It was noted that several members of the public came planning to comment on the issue of Wilder Commons eastern boundary, and as they would not be permitted to do so, the Commission asked that the Developer also refrain from unsolicited comments on that issue.
- At the April 8 meeting, Commissioner Armstrong recused himself from voting on this matter, as such, Alternate Commissioner Irwin will serve as a voting member.
- With Commissioner James not present at this meeting, Alternate Commissioner Larsen will serve as a voting member.

The Town Planner presented a Staff Report detailing differences and updates from the report Wilder Commons preliminary development plan and preliminary plat presented on April 8. Mr. Sieber also noted the following additional corrections from the attached report:

- On page 2: B North Street: the last sentence should read “a 42 foot wide R-O-W and a minimum pavement width of 30””.
- On page 5: Sheet 2, point B: Add “Street R-O-W and maintenance vehicles” as a purpose.
- On page 6: Preliminary Plat, Sheet 1: add “Show the ownership of Tract F as HOA and Town as detailed in the SIA by the Town Attorney”.

Speaking for the development team, Jay Neese offered the following responses to the Staff Report:

- Expressed strong objection to the proposed R-O-W to the East/Jurgelonis property
- Noted that, in his view, Town ownership of Tract F was not necessary and would like to leave that issue on the table for the lawyers to discuss
- Outlined solutions to the short driveways expressed on April 8 by the Commission
- Asked to clarify the building setbacks from back of pan to 6’

Commissioner Irwin raised concern with a 6' setback, Commissioner Chekal agreed. Mr. Sieber instructed the Commission to be specific with expectations on setbacks or any other issue.

Commissioner Newkirk asked Staff why a fence along the East boundary of the property was a concern. Mr. Carmann explained that this early in the engineering/drainage design setting parameters, such as a fence, may be limiting. He expressed that such requirements could be addressed later in the process.

The Commission asked what progress had been made regarding the fence between the Developer and the HOA/Homeowners. Mr. Neese explained that the conversations were ongoing.

Commissioner Dotson asked to clarify that a dedicated left-out lane had been added to the plan. It had. He then addressed his concern for the safety of those making a left-out movement and advised that a condition be included allowing the Town to restrict that movement in the future, if deemed necessary. Commissioner Graham, shared language proposed by Commissioner James, addressing this topic.

Commissioner Dotson asked about the 50' R-O-W to the east and inquired about the determination of placement and future connectivity. Mr. Sieber explained that the applicant chose the placement, for utility and cart/pedestrian connectivity, and that future connectivity would be addressed at the time of Jurgelonis development.

Commissioner Irwin asked why a 50' R-O-W was necessary when Columbine Valley streets are only 36' wide. Mr. Carmann detailed all the uses of the additional R-O-W.

The Commission discussed the merits of maintaining future access to the east.

Commissioner Chekal asked the developer to describe the design of the side and back of the proposed houses.

Commissioner Dotson made the following motion, seconded by Commissioner Newkirk: **Move to approve the Wilder Commons Preliminary Plan and Preliminary Plat subject to the conditions specified in Section IX, Paragraphs A, B and C of the Staff Report, including the corrections noted this evening, and the following conditions:**

- The Town may, if warranted by safety conditions, revoke or limit (either by itself, or in conjunction with CDOT) left turn access from the Project to Platte Canyon. Applicant, for itself and its successors and assigns, waives any claim to damages if the Town elects to revoke or modify left turn access from the Project to Platte Canyon
- Setbacks from the back of pan to the garage will be 10', with the entrance to the homes being setback from the garage
- Reduce the R-O-W of Tract F from 50' to a point where the Town could add a future vehicular connection but without reducing the number of lots on the project from 16
- If the Developer and Country Club Villas HOA cannot reach a mutually agreeable solution, the Eastern boundary of the property will be comprised of a vinyl fence
- Platte Canyon Road shall be signed and stripped for "Do Not Block Intersection" traffic markings acceptable to CDOT

The Commission discussed the motion. Commissioner Irwin cited the Town Engineers earlier comments regarding a preference for landscaping along the Eastern boundary.

**ACTION: upon a motion by Commissioner Armstrong and a seconded by Commissioner Miles the Commission APPROVED (6 for and 1 against- Newkirk) amending the current motion to read: If the Developer and Country Club Villas HOA cannot reach a mutually agreeable solution, the Eastern boundary of the property will be comprised of a landscape buffer.**

Chairwoman Graham asked the Commission for any further discussion.

**ACTION: upon the earlier motion by Commissioner Armstrong and a seconded by Commissioner Newkirk the Commission APPROVED the following, amended motion:** approve the Wilder Commons Preliminary Plan and Preliminary Plat subject to the conditions specified in Section IX, Paragraphs A, B and C of the Staff Report, including the corrections noted this evening, and the following conditions:

- The Town may, if warranted by safety conditions, revoke or limit (either by itself, or in conjunction with CDOT) left turn access from the Project to Platte Canyon. Applicant, for itself and its successors and assigns, waives any claim to damages if the Town elects to revoke or modify left turn access from the Project to Platte Canyon
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- Platte Canyon Road shall be signed and stripped for "Do Not Block Intersection" traffic markings acceptable to CDOT

**PUBLIC COMMENTS:** Commissioner Graham solicited comments from the public on matters other than Wilder Commons.

There were no public comments.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 8:09 p.m.

Submitted by,

J.D. McCrumb  
Town Administrator