

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

Minutes

January 13, 2015

Commissioner Graham called the meeting to order at 6:30 p.m. in the Town Hall, 2 Middlefield Road, Columbine Valley. The following members were present:

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

Absent: Bruce James, Gary Miles and Dale Irwin (A)

Also present: Lee Schiller, Phil Sieber, Brent Kaslon, Troy Carmann, Aaron Boussetot, and J.D. McCrumb

**MINUTES:** The minutes of the October 14, 2014 meeting were approved.

**DEVELOPMENT UPDATES:** Mr. Sieber informed the Commission that Taylor Morrison had pulled out as developers of the Tuck property; no additional information was available. Town staff would be presenting the results of the Platte Canyon Traffic Study to the Board of Trustees in February of this year.

**WILDER LANE FINAL PLAT AND PLAN**

**STAFF REPORT:** Mr. Kaslon presented a report containing a summary of the Wilder Lane final development plan and final plat, and a summary of staff findings and previous P & Z and Board of Trustee recommendations (see report); Aaron Boussetot presented the Town Engineer's Report.

**APPLICANT RESPONSE:** The developer then presented their case reviewing concerns offered by the Trustees, HOAs, staff and public. Specific points included:

- Plans as submitted meet all conditions
- Demonstration of on street/off street parking
- Demonstration of materials and wall /fence design
- Demonstration of entry designs

**HOA and PUBLIC COMMENTS:** Mary Lou Seeliger, 28 Eagle feels there should be additional off street parking.

No additional public comment.

**P&Z DISCUSSION AND DECISION:** Each Commission Member discussed multiple issues and reviewed the plans with the developer. After a lengthy and detailed discussion among the members, the Commission took the following action:

**MOTION by Commissioner Chekal and a second by Commissioner Kuchman to approve the Wilder Lane Final Plat and Plan as presented with the following conditions:**

- **Match the external Town Wall of The Village with brick, pilasters and concrete pilaster caps**

- **Applicant agrees to provide additional off-street parking where possible in the event it is deemed necessary by the Town (per B/T 10/21/14)**
- **Staff will investigate options for additional off street parking for consideration by the Board of Trustees at their February 17, 2015 meeting**

**The motion was approved by the Planning and Zoning Commission (5-1; Newkirk).**

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 9:34 p.m.

Submitted by,  
J.D. McCrumb  
Town Administrator