

TOWN OF COLUMBINE VALLEY
PLANNING AND ZONING COMMISSION
Minutes
May 12, 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, Bruce James, Steve Newkirk, and Dale Irwin (A)

Absent: Eric Chekal, Gary Miles and Mimi Kuchman (A)

Also present: Lee Schiller, Phil Sieber, Brent Kaslon, and J.D. McCrumb

MINUTES: The minutes of the January 13, 2015 meeting were approved.

DEVELOPMENT UPDATES: Commissioner Graham asked Mr. Sieber to provide an update on development activities. Mr. Sieber provided general updates but there was nothing of substance to report

K.B. HOMES: Mr. Sieber informed the Commissioners that a referral for another Littleton project on the SW corner of Platte Canyon and Bowles was anticipated.

CLAYTON FAMILY FARMS:

STAFF REPORT: Mr. Sieber presented the attached report.

HOA and PUBLIC COMMENTS:

- Marilyn Meister, 11 Lilhaven Lane for Columbine Valley Estates:
 - Concerns as reported
 - Sight Triangle/Line of Site
 - Bicyclists a hazard on the corner of Bowles and Watson
- Cliff Owens, 42 Brookhaven Drive for Brookhaven HOA:
 - Concerns as reported
 - Not good for community
 - Plan to fight hard against development
- Frank Trainer for Watson Lane Reserve HOA:
 - Concerns as reported
 - Very different illustrations than from January
 - Unfortunate precedent for future development
 - Will be suggesting light at Watson
 - Will be submitting petition triggering super majority
- Carol Carson, 401 Watson Lane: is Mark Kelly property in Littleton or CV?
- Karen Ausfahl, 600 Watson Lane: this sets horrible precedent
- Jean Trainer, Watson Lane HOA: is a drainage swale required? Is this in the design?

No additional public comment.

P&Z DISCUSSION: Each Commission Member discussed multiple issues and reviewed the proposed letter to the City of Littleton. They made the following changes to be considered by the Board of Trustees:

- Insert drainage concerns
- Insert renderings are “misleading”; needs more accurate representations
- Insert line of sight issue
- Include all HOA comments
- Strongest arguments are on technical grounds
 - Willowcroft as comparison
 - Lots 40% of size
 - Open space not comparable
 - No visitor parking
- Insert desire for community connectivity
- Density does not solve technical problems
- Insert concerns with traffic study and overall traffic impacts

MOTION by Commissioner Dotson and a second by Commissioner Armstrong to direct staff to revise the draft letter to the City of Littleton Planning and Zoning Commission concerning the development at Clayton Family Farms to reflect comments made by the public, HOA representatives and Commissioners and to make clear that the Town of Columbine Valley Planning and Zoning Commission is unanimously opposed to the development as submitted to the City.

The motion was approved by the Planning and Zoning Commission (5-0).

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:01 p.m.

Submitted by,
J.D. McCrumb
Town Administrator