

**CITY OF BRIGHTON  
PLANNING COMMISSION**

**MINUTES**

**January 24, 2019**

**Approved as presented**

**I. CALL TO ORDER**

**Chairman Maslanik called the meeting to order at 6:02 p.m.**

**II. ROLL CALL**

Roll call was taken with the following Commissioners in attendance: Chris Maslanik, Fidel Balderas, Oliver Shaw and William Leck. Alternate, Steve Ginevan was also present. Rex Bell was excused from attendance.

**STAFF PRESENT:** Jason Bradford, Planning Manager; Lauren Simmons, Senior Planner; Jack Bajorek, City Attorney; Diane Phin, Commission Secretary.

**III. MINUTES OF PREVIOUS MEETINGS**

Minutes from the October 23, 2018 regular Planning Commission meeting were approved as presented.

**Motion by Commissioner Balderas**

**Second by Commissioner Shaw**

**Voting Aye: All Present**

**Motion passes 4-0**

**IV. PUBLIC INVITED TO BE HEARD ON ITEMS NOT ON THE AGENDA**

None recognized

**V. PUBLIC HEARING ITEMS**

1. Village at Southgate PUD, 3rd Amendment – Zone Change: Lauren Simmons presenting

**Chair invited Staff to present, summarized:**

Ms. Simmons confirmed that legal publication and posting were completed for this hearing and she discussed the item as outlined in the staff report. She explained this PUD amendment would allow for rear-loaded, paired homes, which are two homes that share a wall but are on two lots. Ms. Simmons stood ready for questions.

**Chair called for questions from Commission to Staff, summarized:**

None recognized

**Chair called for the Applicant to address Commission, summarized:**

Kip Gilleland, Arcus Southgate LLC, 4915 E. Baseline Rd., Gilbert AZ, 85234

Mr. Gilleland spoke briefly about how he is excited about this new product type and the project in general.

Karen Henry, Henry Design Group, 1501 Wazee St., Denver CO, 80202

Ms. Henry presented some views of the site and how the design diversity is compatible to

the homes on the southern portion of the site. There is a system of trails and open space which connect with the pocket park. Ms. Henry stated all homes will be alley-loaded which means all garages are in the back.

Glenn Neal, Meritage Homes, 8400 E Crescent Ave., Greenwood Village CO, 80111  
Mr. Neal mentioned the other subdivisions Meritage has built in Brighton already. He stated they have built some of these paired homes in other parts of the Denver metro area already.

**Chair called for questions from Commission to the Applicant, summarized:**

- Commission questioned about an HOA. The applicant answered there is currently an HOA and it will stay in place after construction is completed as there will be snow removal and grounds maintenance needed.
- Commission asked what the main factor for this zone change request is. Mr. Gilleland said it is market driven, and he mentioned that with the future commercial that will be on 120th Avenue, this is a great site for residential.

**Chair called for the public to address Commission, summarized:**

None recognized

**Chair closed the public portion at 6:28 p.m.**

**Chair called for discussion among Commissioners, summarized:**

The Commissioners agreed this would be a good addition for Brighton.

**Motion to forward to City Council with a recommendation of approval for the Southgate Brighton PUD, 3rd Amendment.**

**Motion by Commissioner Balderas**

**Second by Commissioner Leck**

**Voting Aye: All Present**

**Motion passes 4-0**

**VI. OLD BUSINESS**

None

**VII. NEW BUSINESS**

None

**VIII. REPORTS**

None

**IX. ADJOURNMENT**

**Motion to adjourn at 6:33 p.m.**

**Motion by Commissioner Shaw**

**Second by Commissioner Leck**

**Voting Aye: All Present**

**Motion passes: 4-0**