



LAND USE REVIEW COMMISSION

Minutes

January 10, 2022

Meeting Summary

Public Hearing - LURC 2022-4 Broadlands Golf Course Tract B1-3 PUD Text Amendment - to modify oversight of the maintenance contractor for the Broadlands Golf Course was approved by a vote of 6 to 0.

Public Hearing - LURC 2022-2 Great Western Park Filing No. 5 (Simms Technology Park) - Final Plat and Site Development Plan was approved by a vote of 6 to 0.

Public Hearing - LURC 2022-5 North Park Filing No. 2 Replat F - Final Plat and North Park Filing No. 2 Replat F Blocks 1-11 (McWhinney Southlands) - Site Development Plan was approved by a vote of 6 to 0.

Public Hearing - LURC 2022-6 North Park Filing No. 2 Replat G (Southlands AHV) - Final Plant and Site Development Plan was approved by a vote of 6 to 0.

Public Hearing - LURC 2022-7 North Park 160th Avenue Improvements - Site Development Plan was approved by a vote of 6 to 0.

Public Hearing - LURC 2022-8 North Park Sheridan Parkway Improvements - Site Development Plan was approved by a vote of 6 to 0.

Roll Call - 6:00 P.M.

Vice-Chairman Franz called the meeting to order at 6:00 p.m.

Commission Members Present: Earl Franz
Jennifer Mickelsen
Kimberly Williford
Shuli Steele
Molly Goodenough
Fred Weiss

Commission Members Absent: Eric Lind

Staff Members Present: Anna Bertanzetti, Planning Director
Nannette Makin, Administrative Technician II
Karl Frundt, City and County Attorney
Branden Roe, Principal Planner
Shelby Jablon, Senior Planner

Vice-Chairman Franz stated there was a quorum present.

Disposition of Minutes

The minutes of the December 13, 2021 Land Use Review Commission meeting were approved by a vote of 6 to 0.

Petitions and Communications

None

Public Hearing - LURC Resolution No. LURC 2022-4 Broadlands Golf Course Tract B1-3 PUD Text Amendment to modify oversight of the maintenance contractor for the Broadlands Golf Course

Location: 13905 Shannon Drive

Applicant: City and County of Broomfield

Vice-Chairman Franz opened the public hearing at 6:03 p.m.

Shelby Jablon, Senior Planner, summarized the staff report and asked that the staff report be made part of the record.

Because the applicant was the City and County of Broomfield, there was no applicant presentation.

Members of the public requested to speak:

Jim Neville, 13689 Boulder Point #101

Susi Bernardi, 13708 Boulder Place #101

Ronald Wilson, 14363 Reserve Place

Commissioners' comments and questions followed.

Vice-Chairman Franz closed the public hearing at 6:23 p.m.

Commissioner Mickelsen moved for approval of LURC Resolution No. LURC 2022-4 Broadlands Golf Course Tract B1-3 PUD Text Amendment to modify oversight of the maintenance contractor for the Broadlands Golf Course with no conditions.

Commissioner Weiss seconded the motion.

The resolution passed by a vote of 6 to 0.

Public Hearing - LURC Resolution No. LURC 2022-2 Great Western Park Filing No. 5 (Simms Technology Park) - Final Plat and Site Development Plan

Location: 10905 Simms Street

Applicant: St. John Properties

Vice-Chairman Franz opened the public hearing at 6:25 p.m.

Shelby Jablon, Senior Planner, summarized the staff report and asked that the staff report be made part of the record.

The applicant, Brandon Jenkins, St. John Properties, spoke regarding the request. Also spoke: Ethan

Watel, Baseline; Noah Nemmers, Baseline; Morgan Clapp, Baseline

Members of the public requested to speak:

Dave Feinman, 12151 Red Fox Way

James Einolf, 12463 Meadowlark Lane

Ellen Pandor, 12315 Sandstone Court

Commissioners' comments and questions followed.

Vice-Chairman Franz closed the public hearing at 7:31 p.m.

Commissioner Goodenough moved for approval of LURC Resolution No. LURC 2022-2 Great Western Park Filing No. 5 (Simms Technology Park) - Final Plat and Site Development Plan with no conditions.

Commissioner Weiss seconded the motion.

The resolution passed by a vote of 6 to 0.

The Commission took a short break and reconvened at 7:45 p.m.

Public Hearing - LURC Resolution No. LURC 2022-5 North Park Filing No. 2 Replat F - Final Plat and North Park Filing No. 2 Replat F Blocks 1-11 (McWhinney Southlands) - Site Development Plan

Location: NE corner of Sheridan Parkway and W. 160th Avenue

Applicant: McWhinney

Public Hearing - LURC Resolution No. LURC 2022-6 North Park Filing No. 2 Replat G (Southlands AHV) - Final Plat and Site Development Plan

Location: NE corner of Sheridan Parkway and W. 160th Avenue

Applicant: Southlands Village Manager, LLC

Public Hearing - LURC Resolution No. LURC 2022-7 North Park 160th Avenue Improvements - Site Development Plan

Location: NE corner of Sheridan Parkway and W. 160th Avenue

Applicant: Baseline Metropolitan District

Public Hearing - LURC Resolution No. LURC 2022-8 North Park Sheridan Parkway Improvements - Site Development Plan

Location: NE corner of Sheridan Parkway and W. 160th Avenue

Applicant: Baseline Metropolitan District

Vice-Chairman Franz opened the public hearing at 7:46 p.m.

Branden Roe, Principal Planner, summarized the staff report and asked that the staff report be made part of the record.

The applicant, Jared Carlon, Norris Design, spoke regarding the request. Also spoke: David Andrews, Edifice North Consulting; Amanda Steinle, AHV; Jim Niemczyk, McWhinney
Members of the public requested to speak: None

Commissioners' comments and questions followed.

Vice-Chairman Franz closed the public hearing at 8:33 p.m.

Commissioner Mickelsen moved for approval of LURC Resolution No. LURC 2022-5 North Park Filing No. 2 Replat F - Final Plat and North Park Filing No. 2 Replat F Blocks 1-11 (McWhinney Southlands) - Site Development Plan with no conditions.

Commissioner Weiss seconded the motion.

The resolution passed by a vote of 6 to 0.

Commissioner Mickelsen moved for approval of LURC Resolution No. LURC 2022-6 North Park Filing No. 2 Replat G (Southlands AHV) - Final Plat and Site Development Plan with no conditions.

Commissioner Williford seconded the motion.

The resolution passed by a vote of 6 to 0.

Commissioner Mickelsen moved for approval of LURC Resolution No. LURC 2022-7 North Park 160th Avenue Improvements - Site Development Plan with no conditions.

Commissioner Goodenough seconded the motion.

The resolution passed by a vote of 6 to 0.

Commissioner Mickelsen moved for approval of LURC Resolution No. LURC 2022-8 North Park Sheridan Parkway Improvements - Site Development Plan with no conditions.

Commissioner Weiss seconded the motion.

The resolution passed by a vote of 6 to 0.


Special Reports -

There was one Special Report discussed: Follow Up Regarding Question on Station a Position on an Issue Not Explicitly Voted On by the Land Use Review Commission

Adjournment - 8:45 p.m.


Approval

Minutes Prepared by:



Recording Secretary

Approved by:



Chairman

Dear Broomfield Mayor and Council Members,

The people supporting this letter are residents of Skystone, a 55+ community with almost **1,000 mostly senior residents**. We are writing to express our collective opinion, emphasizing the importance of keeping Skystone Parkway (SP), closed to routine traffic on the northwest side of our subdivision.

As our population ages, our ability to mobilize becomes slower. This results in physical reaction time further complicated by disabling of hips, knees, and back and co-morbidities (Parkinson's, severe heart disease, diabetes, COPD to name a few) seen in this age range. Residents frequently use the internal walkways to visit others and to get fresh air and exercise. Socialization and exercise are of the utmost importance in maintaining not only our physical but also mental health. It is not only what makes Skystone a great place to live, but also why residents chose/choose this setting.

SP splits the community in two distinct sections. There is a high frequency of residents crossing SP with walkers, canes, motorized wheelchairs, bicycles including low profile recumbent bikes, and slow moving, aging individuals. Skystone has a large dog population contributing to the resident's need to walk along and cross SP. We are an active community, crossing streets day and night.

Opening SP to connect to #128, Eldorado Blvd, future developments of the Verve, Simms Technology Park, and future property development along 112th Avenue will significantly increase the amount of traffic on SP. Most, if not all drivers, will be unaware of the safety risks that will become the norm to elderly and disabled Skystone residents. Drivers will see SP as a short cut to avoid lights and traffic. Slow moving residents will be at increased risk of accidents. Opening SP is seen as having a major impact on the safety of our residents.

We understand and agree with North Metro Fire Rescue District that there may be a need to connect Skystone with additional access for emergency vehicles. We currently have two access points for emergency vehicles, the main at SP and Simms, and the secondary at Sandstone Ct and 107th Ave. The latter has a chain to block normal traffic but gives emergency vehicles the ability to enter the community. We suggest a similar design be implemented at the northwest end of the current SP.

As stated in the Concept Review of October 20th, 2020, our residents feel opening SP would "cause additional traffic and noise within the Skystone community" including safety issues stated above.

Safety is paramount to our community. We implore you to consider the risks involved with opening the Skystone Parkway to regular traffic flow now or in the future. Please protect and foster our independence.

Thank you for your time and all the great work you do for our community and the entire City and County of Broomfield.

Sincerely,

The participating residents of Skystone.

<Please see the participant list included on the following pages>