



# BROOMFIELD PLANNING AND ZONING COMMISSION

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## Minutes

April 8, 2019

### Meeting Summary

PZ Resolution No. 2019-17, a resolution recommending approval of A & B Subdivision Replat C, Lot 2 (Home 2 Suites Hilton Hotel) Urban Renewal Site Plan/Use by Special Review, A & B Replat B Urban Renewal Site Plan Amendment (Walmart) and A & B Subdivision Replat C Final Plat was approved by a vote of 7 to 0.

PZ Resolution No. 2019-18, a resolution recommending approval of the Dry Creek Business Park Planned Unit Development Plan - First Amendment, Dry Creek Business Park Filing No. 1 Site Development Plan/Urban Renewal Site Plan and Final Plat was approved by a vote of 7 to 0.

### Roll Call - 6:00 P.M.

Planning Director Anna Bertanzetti called the meeting to order at 6:00 p.m.

Commission Members Present: Tom Silvers  
Susan Barkman  
Archie Lind  
Earl Franz  
Charles Hastings  
David Lemmon  
Gerald Hart

Commission Members Absent: Grayson Sanborn

Staff Members Present: Anna Bertanzetti, Planning Director  
Karl Frundt, Senior City Attorney  
Whitney Hixon, Planning Coordinator  
Lynn Merwin, Principal Planner

Planning Director Bertanzetti stated there was a quorum present.

### Nominations for Chair and Vice Chair

The nomination was made by Commissioner Franz to select Commissioner Silvers for Chair, which passed by a unanimous vote of 7 to 0.

The nomination was made by Commissioner Franz to select Commissioner Barkman for Vice Chair, which passed by a unanimous vote of 7 to 0.

### Disposition of Minutes

The minutes of the March 25, 2019 Planning and Zoning Commission meeting stand approved.

### Petitions and Communications

Anna Bertanzetti reported that there were no petitions or additional communications.

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Public Hearing - PZ Resolution No. 2019-17 a resolution recommending approval of A & B Subdivision Replat C, Lot 2 (Home 2 Suites Hilton Hotel) Urban Renewal Site Plan/Use by Special Review, A & B Replat B Urban Renewal Site Plan Amendment (Walmart) and A & B Subdivision Replat C Final Plat

Location: 4651 West 121st Avenue  
Applicant: Lodging Associates Broomfield LLC

Chairman Silvers opened the public hearing at 6:02 p.m.

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

The applicant's representatives, Nathan Roen with Allred and Associates and David Amin with Lodging Associates Broomfield LLC., spoke regarding the request and answered questions from the Commissioners.

No members of the public requested to speak.

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 6:20 p.m.

PZ Resolution No. 2019-17 was read by title.

Commissioner Hart moved for approval of PZ Resolution No. 2019-17, a resolution recommending approval of A & B Subdivision Replat C, Lot 2 (Home 2 Suites Hilton Hotel) Urban Renewal Site Plan/Use by Special Review, A & B Replat B Urban Renewal Site Plan Amendment (Walmart) and A & B Subdivision Replat C Final Plat.

Commissioner Hastings seconded the motion.

The resolution passed by a unanimous vote of 7 to 0.

Public Hearing - PZ 2019-18, a resolution recommending approval of the Dry Creek Business Park Planned Unit Development Plan - First Amendment, Dry Creek Business Park Filing No. 1 Site Development Plan/Urban Renewal Site Plan and Final Plat

Location: South of Broomfield Lane, West of US 36  
Applicant: Green RV Storage, LLC.

Chairman Silvers opened the public hearing at 6:22 p.m.

Lynn Merwin, Principal Planner, summarized the staff report and asked that the staff report, and communications received regarding the application, be made part of the record.

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The applicant's representatives, Jason Pavlovic at 13651 Stuart St., Dane Vierow at 8335 E 22nd Ave., and Brian Welch with EV Studio, spoke regarding the request and answered questions from the Commissioners.

Public comment was requested. The following members of the public spoke:

- Bethany Kemp of 2721 W 24th Ave #103 Denver, CO;
- Melanie Crookston of 8008 W 111th Ave. Westminster, CO;
- Lydia Crookston of 8008 W 111th Ave.;
- Matthew Crookston of 8008 W 111th Ave.;
- Cynthia Connolly of 7998 W 11th Ave.;
- David Cameron of 8388 W 111th Ave.;
- Matt Belliston of 11227 Colony Row, Broomfield, CO;
- Finity Jernigan of 8228 W 111th Ave.;
- Jay Lavigne of 300 Peregrine Cir., Broomfield, CO;
- Tom Trumbull of North Metro Mortgage;
- Nazifa Hoshmand of 8150 W 111th Ave.; and
- Patrick Vigil of 13680 Stuart St, Broomfield, CO.

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 8:09 p.m.

PZ Resolution No. 2019-18 was read by title.

Commissioner Hastings moved for approval of Resolution No. PZ-2019-18, a resolution recommending approval of the Dry Creek Business Park Planned Unit Development Plan - First Amendment, Dry Creek Business Park Filing No. 1 Site Development Plan/Urban Renewal Site Plan and Final Plat with the following conditions:

1. That a temporary 6' tall chain link fence with fabric be constructed on the south side of the property prior to the beginning of construction;
2. That the developer is to work with staff to clarify the fencing along the north side of the property;
3. That the developer will commit to a construction period of no longer than three years after issuance of the first building permit;
4. That the permanent fencing will be built before the certificate of occupancy is issued for the first building;
5. That the access to the fire hydrants will be by a knock box type configuration as approved by the North Metro Fire District; and
6. That all issues with the North Metro Fire District are resolved.

Commissioner Franz seconded the motion.

There was no further discussion following the motion.

The resolution passed by a vote of 7 to 0.

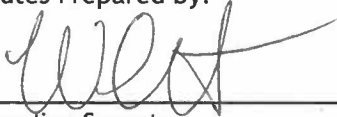
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Special Reports - None

Adjournment - 8:12 p.m.

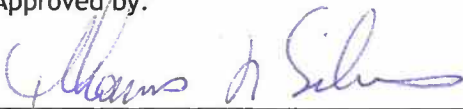
Approval

Minutes Prepared by:



Recording Secretary

Approved by:



Chairman