



# LAND USE REVIEW COMMISSION

## Minutes

**May 9, 2022**

### Meeting Summary

**Public Hearing - LURC 2022-14 Broomfield Town Square Filing No. 1 - Final Plat was approved by a vote of 6 to 0.**

**Public Hearing - LURC 2022-16 Ridge at Broomfield Filing No. 1 Replat D - Planned Unit Development Plan Amendment, Final Plat, and Site Development Plan was approved by a vote of 4 to 2.**

### 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 (arrived after roll call was taken)  
Fred Weiss  
Kimberly Williford  
Molly Goodenough  
Shuli Steele

Commission Members Absent: Eric Lind

Staff Members Present: Anna Bertanzetti, Planning Director  
Kourtney Hartmann, City and County Attorney  
Nannette Makin, Administrative Technician II  
Judy Hammer, Principal Planner  
Lynn Merwin, Planning Manager  
Karl Frundt, City and County Attorney  
Jeff Romine, Economic Vitality Director

Vice-Chairman Franz stated there was a quorum present.

### Disposition of Minutes

The minutes of the April 25, 2022 Land Use Review Commission meeting were approved by a vote of 6 to 0.

### Petitions and Communications

It was noted that Jennifer Mickelsen arrived late, and Christina Mendelson resigned today. Staff will work on recruitment since her term had just begun.

There will be a Study Session on Inclusionary Housing and Development on June 13th from 5:00-6:00 before the regularly scheduled LURC hearing. A light dinner will be served. Let Nannette know if you have any dietary restrictions.

Public Hearing - LURC Resolution No. LURC 2022-14 Broomfield Town Square Filing No. 1 - Final Plat

Location: Northeast of Main Street and E. 1st Avenue  
Applicant: Broomfield Town Square Alliance, LLC

Vice-Chairman Franz opened the public hearing at 6:04 p.m.

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

The applicant, Tim Fredregill, Broomfield Town Square Alliance, LLC, spoke regarding the request.

Also spoke: Joe Vostrejs, City Street Investors; Jim Goodwin, Wilson & Company

Members of the public requested to speak: Michael Masketti

Commissioners' comments and questions followed.

Vice-Chairman Franz closed the public hearing at 6:38 p.m.

Commissioner Goodenough moved for approval of LURC Resolution No. LURC 2022-14 Broomfield Town Square Filing No. 1 - Final Plat with no conditions.

Commissioner Weiss seconded the motion.

The resolution passed by a vote of 6 to 0.

Public Hearing - LURC Resolution No. LURC 2022-16 Ridge at Broomfield Filing No. 1 Replat D - Planned Unit Development Plan Amendment, Final Plat, and Site Development Plan

Location: 11798 Ridge Parkway  
Applicant: Remington Homes

Vice-Chairman Franz opened the public hearing at 6:40 p.m.

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

The applicant, Alan Cunningham, PCS, spoke regarding the request.

Also spoke: Graham Denton, Woodley Architectural Group; Kurt Hinline, Remington Homes

Members of the public requested to speak: None

Commissioners' comments and questions followed.

Vice-Chairman Franz closed the public hearing at 7:40 p.m.

Commissioner Mickelsen moved for approval of LURC Resolution No. LURC 2022-16 Ridge at Broomfield Filing No. 1 Replat D - Planned Unit Development Plan Amendment, Final Plat, and Site Development Plan, including the variances, with the following conditions.

1. The applicant will continue to work with staff regarding the stone masonry prior to City Council

Commissioner Weiss seconded the motion.

The motion failed by a vote of 3 to 3.

The motion was discussed. A question was asked of the applicant who provided a response and then a repeat of the motion was made.

Commissioner Mickelsen moved for approval of LURC Resolution No. LURC 2022-16 Ridge at Broomfield Filing No. 1 Replat D - Planned Unit Development Plan Amendment, Final Plat, and Site Development Plan, including the variances, with the following conditions.

1. The applicant will continue to work with staff regarding the stone masonry prior to City Council

Commissioner Weiss seconded the motion.


After some discussion, the resolution passed by a vote of 4 to 2.

**Special Reports -**

**Adjournment - 8:01 p.m.**

**Approval**

Minutes Prepared by:

  
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Recording Secretary

Approved by:

  
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Chairman