



BROOMFIELD PLANNING AND ZONING COMMISSION

Minutes

January 11, 2021

Meeting Summary

Public Hearing - PZ Resolution No. PZ 2021-1 Anthem Filing No. 13, Lot 220, Block 1 - Variance to reduce the rear yard setback to allow for a covered deck was approved by a vote of 7 to 0.

Public Hearing - PZ Resolution No. PZ 2020-23 Frank Varra Estates Filing No. 1 - Final Plat and Site Development Plan was denied by a vote of 7 to 0.

Roll Call - 6:02 P.M.

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

Commission Members Present: Earl Franz
Jake Carias
Jennifer Mickelson
Chuck Hastings
Tom Silvers
Gerald Hart
David Lemmon

Commission Members Absent: Susan Barkman

Staff Members Present: Anna Bertanzetti, Planning Director
Christine Francescani, Assistant City and County Attorney
Nancy Rodgers, City and County Attorney
Nannette Makin, Administrative Technician II
Branden Roe, Senior Planner
Kayla Tift, Planning Technician

Chairman Silvers stated there was a quorum present.

Disposition of Minutes

The minutes of the November 23, 2020 Planning and Zoning Commission meeting were approved by a vote of 7 to 0.

Petitions and Communications

None

Public Hearing - PZ Resolution No. PZ 2021-1 Anthem Filing No. 13, Lot 229, Block 1 - Variance to reduce the rear yard setback to allow for a covered deck

Location: 2703 Gray Wolf Loop
Applicant: Bruce Wertman

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Chairman Silvers opened the public hearing at 6:07 p.m.

Kayla Tift, Planning Technician, summarized the staff report and asked that the staff report be made part of the record.

The applicant, Bruce Wertman, 2703 Gray Wolf Loop, spoke regarding the request.

No members of the public requested to speak.

Commissioners' comments and questions followed.

Chairman Silvers closed the public hearing at 6:15 p.m.

Commissioner Franz moved for approval of PZ Resolution No. PZ 2021-1 Anthem Filing No. 13, Lot 220, Block 1 - Variance to reduce the rear yard setback to allow for a covered deck with the following findings:

1. There will be no detriment to the neighborhood.
2. There are letters of support from the neighboring property owners to the east and to the west.
3. There is a letter of approval from Anthem Highlands HOA.
4. The drawings show the new structure will match the building materials already in existence.

Commissioner Mickelsen seconded the motion.

The resolution passed by a vote of 7 to 0.

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| Continued Public Hearing - PZ Resolution No. PZ 2020-23 Frank Varra Estates Filing No. 1 - Final Plat and Site Development Plan Location: 1854 S. 96th Street Applicant: Frank Varra Farm |
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Chairman Silvers re-opened the public hearing at 6:18 p.m.

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

The applicant, Collin Geminden, Rocky Ridge Civil Engineering, 420 21st Street, Longmont, CO, spoke regarding the request. Matt Sura, counsel for Frank Varra Estates, 7354 Cardinal Lane, Longmont, CO, also spoke.

Members of the public requested to speak: Julia Rhine, counsel for Extraction Oil & Gas

Commissioners' comments and questions followed.

Chairman Silvers closed the public hearing at 7:01 p.m.

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Commissioner Carias moved for denial of PZ 2020-23 Frank Varra Estates Filing No. 1 - Final Plat and Site Development Plan with the following findings:

1. The Site Development Plan is too near to the existing oil and gas infrastructure on the property and there are a number of concerns regarding the safety of the new properties that would be designed and built.
2. The Site Development Plan is overly restrictive, which reduces who can build these properties and could result in them possibly not being developed.
3. Concern for the four variances 1) provide setback relief for an existing silo to be exempt from setback requirements, 2) allow for a 24 inch encroachment for architectural features, 3) an allowance for decks to encroach into the rear and side setbacks by no more than ten feet, and 4) an allowance for barbed wire fence to remain on site, with specific timing for removal over a portion of the site at time of development.
4. Design deficiencies need to be cleaned up - 1C 1D 2F 5A 5B 7A - as referenced on the SDP.

Commissioner Mickelsen seconded the motion.

The motion passed by a vote of 7 to 0.

Special Reports -

There was discussion about the possible bifurcation of the Commission into two separate entities.

Adjournment - 7:25 p.m.

Approval

Minutes Prepared by:



Recording Secretary

Approved by:



Chairman