



BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

August 12, 2025, at 1:15pm

1. Call to Order

Chair Yeater called the meeting to order at 1:15pm

2. Roll Call – **Present**

Chair Justin Yeater

Vice Chair Louisa Andersen

Commissioner Erik Briscoe

Commissioner Brian Franzen

Absent

Commissioner Jeff Carlson

Commissioner Larry Modlin

Commissioner Christian Schulte

3. Approval of the agenda

There were no changes to the agenda

Chair Yeater proceeded with the agenda as published

4. Approval of the July 8, 2025, Planning Commission Minutes

Vice Chair Andersen noted the minutes were not included in the packet.

Chair Yeater made the motion: to table the July 8, 2025, minutes to the next meeting.

Second: Vice Chair Anderson

Vote: Motion carried 4-0

Absent: Commissioners Carlson, Modlin and Schulte

5. A public hearing to consider a request for approval of subdivision of 18.5 acres of land into three (3) tracts and to dedicate 96th Avenue Place Right-of-Way (ROW). The subject

property is located north of 10th Street, also known as US Highway 34 Business, west of 95th Avenue, east of 97th Avenue, and south of 7th Street. Lake Bluff Filing No. 5 – SUB2025-0009

Chair Yeater asked if anyone in attendance wanted to see a presentation. Seeing none, Chair Yeater closed the public portion of the meeting at 1:17pm, and with no discussion from commission members, turned it over to the Commission for action.

Motion by Vice Chair Andersen:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Lake Bluff Filing No. 5 Subdivision does meet Development Code Section 24-203. b.1 (a)-(I); and therefore, approves the request.

Second: Commissioner Franzen

Vote: Motion carried 4-0

Absent: Commissioners Carlson, Modlin and Schulte

6. Staff Report

Brian McBroom (Director of Community Development) shared that last week's East Subarea Plan kickoff at Zoe's Café drew over 100 attendees, far surpassing RSVPs. City residents voiced ideas for local improvements, while many county residents—particularly from unincorporated Weld County—preferred to remain outside city jurisdiction. Both perspectives will shape the planning process moving forward.

Mr. McBroom also shared that in two weeks, the city will consider three actions related to the 820-acre Cascadia PUD north of Highway 34, including two annexations. The large, mixed-ownership project is undergoing final revisions, with presentations planned by both the private developer and city staff. A high level of public interest is expected.

Commissioner Franzen requested clarification on how many items will be included for the Cascadia PUD. Mr. McBroom explained that three separate actions related to the Cascadia PUD are scheduled for the agenda in two weeks.

Chair Yeater requested, given the volume of information in these packets, it would be helpful to receive them as early as possible. Mr. McBroom agreed to make every effort to distribute it as soon as possible.

7. Adjournment:

Chair Yeater adjourned the meeting at 1:22pm

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Justin Yeater

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Justin Yeater – Chair

Signed by:

Brian L McBroom

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Brian McBroom – Community Development Director

