

**City of Brighton  
Planning Commission  
Special Meeting  
Minutes  
July 30, 2018**

1. Call to Order/Roll Call

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

The following Commissioners were present:

William Bryan	David McLane
David Petrak	Michael Schutz
Susan Gardner	Jim Bohn

**Motion** by Commissioner Petrak, supported by Commissioner McLane, to excuse Commissioners Smith, Monet, and Pawlowski from tonight's meeting. **The motion carried 6-0-3.**

Also present was Nate Geinzer, City Manager; Brandon Skopek, Assistant to the City Manager/DDA Coordinator; Michael Caruso, Community Development Manager, and an audience of 0.

2. Approval of the July 30, 2018 Special Meeting Agenda

**Moved** by Commissioner Schutz, supported by Commissioner Bryan, to approve the agenda as presented. **The motion carried 6-0-3.**

3. Call to the Public

The call to the public was made at 6:01 p.m. with no response.

4. Comprehensive Master Plan Update—Giffels Webster

Rod Arroyo, Giffels-Webster, discussed updates to the Downtown Plan, which included provisions for increasing building heights. He stated areas where buildings are allowed two to three stories would require a special land use for the additional third story. He stated a special land use would also be required for fourth and fifth stories. Mr. Arroyo discussed the future land uses for industrial sites south of downtown.

Jill Bahm, Giffels-Webster, discussed the implementation section of the plan and proposed format, as well as potential funding sources and timeframes for projects.

Commissioner Gardner suggested scheduling a special session or workshop to discuss

project priorities.

Ms. Bahm suggested public private partnerships and finding creative ways to get funding for projects.

Mr. Arroyo stated the next step would be distribution of the plan to surrounding communities, which would require permission from City Council and would allow 63 days for input before a public hearing is set for review and adoption of the plan by City Council.

**Moved** by Commissioner Bryan, supported by Commissioner Gardner, to forward the draft to City Council requesting permission for distribution by staff to surrounding communities. **The motion carried 6-0-3.**

5. Call to the Public

The call to the public was made at 6:22 p.m.

Nate Geinzer stated he was pleased with the work by Giffels Webster and staff is already looking at implementation strategies.

The call to the public closed at 6:23 p.m.

6. Adjournment

Commissioner Gardner thanked Giffels-Webster for the work they have done.

**Moved** by Commissioner McLane, supported by Commissioner Schutz, to adjourn the meeting at 6:25 p.m. **The motion carried 6-0-3.**

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*William Bryan, Secretary*

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*Wendy Ayala, Recording Secretary*