



**AGENDA
PLANNING COMMISSION
REGULAR MEETING
JANUARY 21, 2025
6:00 P.M.
SUPERIOR TOWN HALL
124 E. COAL CREEK DRIVE**

This meeting will be held in person and online. Members of the public may participate in the meeting via Zoom or view the meeting on YouTube (closed captioning available). The recording of the meeting will be made available after the meeting on YouTube and at SuperiorColorado.gov

1. Call to Order a regular meeting of the Planning Commission
2. Preliminary Matters
 - a. Roll Call
 - Public Comment (limit 5 minutes/person)
3. Approval of Minutes of Planning Commission
 - a. October 15, 2024
 - b. November 19, 2024
4. Chair and Vice Chair Election
5. Work Session to review and comment on the 2025 Planning Commission Work Plan
6. Updates
7. Adjourn



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
October 15th, 2024
Town Hall, 124 E. Coal Creek Drive
6:00 p.m.**

1. CALL TO ORDER A REGULAR MEETING OF THE PLANNING COMMISSION.

Vice Chair Lonny Rose called the meeting to order at 6:00PM

2. PRELIMINARY MATTERS

a. ROLL CALL

Present:

Vice Chair Lonny Rose
Commissioner Amanda Vaughan
Commissioner Steve Witte
Commissioner Michael Barnes
Commissioner Ryan Mojo
Commissioner David Gross
Commissioner Anne Shanahan
Commissioner Michael J Gordon

Absent: Chair David Harper

Others Present: Planner III, Renae Stavros

b. PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS

There was no public comment presented.

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. September 10th, 2024 MEETING MINUTES

MOTION: Commissioner Michael Barnes moved to approve September 10th, 2024 Meeting Minutes, Seconded by Commissioner Ryan C. Mojo

VOTE: Motion carried 7 – 0

AYES: Vice Chair Lonny Rose, Commissioner Amanda Vaughan, Commissioner Ryan C. Mojo, Commissioner Steve Witte, Commissioner David Gross, Commissioner Anne Shanahan, Commissioner Michael Barnes

NOES: None

ABSTAIN: Michael J Gordon

4. Presentation – Comprehensive Plan Update

- a. Staff is presenting the preliminary results from the first public survey and updating the Commissioners on upcoming stakeholder group meetings.**

Commissioners recommended Town Staff to create an Employee Stakeholder group as well as a concerted effort to engage renters as stakeholders within the Town.

Commissioners plan to attend and listen to Stakeholder Meetings as their availability allows.

5. Planning and Building Update

Update on Current Development

- Block 8
- Kite Route Crossing
- Bigsby's Folly
- Hotel Site – Everhome Suites

Other Undeveloped Lots

- Guardian Storage
- Original Town Commercial Lots
- Brixmor undeveloped lot

6. ADJOURNMENT

Vice Chair Lonny Rose adjourned meeting at 7:37PM



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
November 19th, 2024
Town Hall, 124 E. Coal Creek Drive
6:00 p.m.**

1. CALL TO ORDER A REGULAR MEETING OF THE PLANNING COMMISSION.

Chair David Harper called the meeting to order at 6:00PM

2. PRELIMINARY MATTERS

a. ROLL CALL

Present: Chair David Harper
Commissioner Amanda Vaughan
Commissioner David Gross
Commissioner Anne Shanahan

Absent: Vice Chair Lonny Rose
Commissioner Steve Witte
Commissioner Michael Barnes
Commissioner Ryan Mojo
Commissioner Michael J Gordon

Others Present: Renae Stavros, Planner III
Jim Widner, Utilities Superintendent

b. PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS

There was no public comment presented.

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. October 15th, 2024 MEETING MINUTES

MOTION: No Quorum

VOTE:

AYES:

NOES:

4. Presentation – Water Resources

- a. Staff is presenting information on the Town of Superior Water System

5. Planning and Building Update

- a. Comprehensive Plan Update
 - i. Staff has reached out to various Stakeholder groups for engagement and feedback
 - ii. Staff is currently going in-person to interview/converse with all businesses in Superior
 - iii. Consultant, Cushing Terrell, is currently reaching out to Property Owners and potential developers individually.
 - iv. Planning Team to do outreach to Town Employees but has not started efforts yet.
 - v. Informational Map – Comparing Lot Acreage
 - 1. Helping to visually understand the composition of our vacant land

6. ADJOURNMENT

Chair David Harper adjourned meeting at 7:41PM



Proposed 2024 Planning Commission Work Plan

The Town of Superior Planning Commission requests direction from the Board of Trustees as to the work plan items listed below that the Board of Trustees would like the Planning Commission to prioritize or any additional items that the Board may wish to add.

1. Review Comprehensive Plan, gather information, and provide recommendations for targeted Comprehensive Plan updates.
2. Review, comment and provide recommendations on development projects.
3. Review and comment on major capital improvement projects (i.e. road infrastructure projects, new functional plans, etc.).
4. Planning Commission agendas will include regular updates from staff.
 - Consider issues, problems, and/or challenges resulting from the Marshall Fire that fall within the purview of the Planning Commission, and make associated recommendations to the Town Board, as necessary.
 - Work with staff to develop recommendations for the Town Board to act to revise criteria in the land use code regarding variances for existing conforming or nonconforming properties in order to facilitate reconstruction/rebuilding associated with the Marshall Fire, and appropriate amendments to the land use code.
 - Review Draft Affordable Housing Strategic Plan and promote affordable & attainable housing opportunities.
 - Explore opportunities to encourage and/or incentivize sustainable construction, electrification, energy efficiency (while being mindful of costs), in conjunction with ACES.
 - Keep informed about regional planning with adjacent jurisdictions (Louisville, Lafayette, & Broomfield).
 - Planning Commission agendas will include regular updates from staff.



Proposed 2025 Planning Commission Work Plan

The Town of Superior Planning Commission requests direction from the Town Council as to the work plan items listed below that the Town Council would like the Planning Commission to prioritize or any additional items that the Council may wish to add.

1. Develop an updated Comprehensive Plan utilizing the resources of Staff and the Consultant to gather information and provide recommendations for targeted updates.
 - a. Participate in discussions related to the Opportunity Areas and the Future Land Use Map.
 - b. Participate in discussions regarding the possibilities within the Superior Marketplace.
 - c. Participate in discussions regarding the Transportation Plan.
 - d. Review the Plan for compliance with the Town's Affordable Housing goals and strategies.
2. Review, comment and provide recommendations on development projects.
3. Review and comment on major capital improvement projects (i.e. road infrastructure projects, new functional plans, etc.).
4. Update the Town Code to comply with new State Legislation.
5. Planning Commission agendas will include regular updates from staff including but not limited to the following:
 - Consider issues, problems, and/or challenges resulting from the Marshall Fire that fall within the purview of the Planning Commission, and make associated recommendations to the Town Council, as necessary.
 - Work with staff to develop recommendations for the Town Council to act to revise criteria in the land use code regarding variances for existing conforming or nonconforming properties in order to facilitate reconstruction/rebuilding associated with the Marshall Fire, and appropriate amendments to the land use code.
 - Explore opportunities to encourage and/or incentivize sustainable construction, electrification, energy efficiency (while being mindful of costs), in conjunction with ACES.
 - Keep informed about regional planning with adjacent jurisdictions (Louisville, Lafayette, & Broomfield).

Comprehensive Plan



Update

01.21.25 Town of Superior – Planning Commission

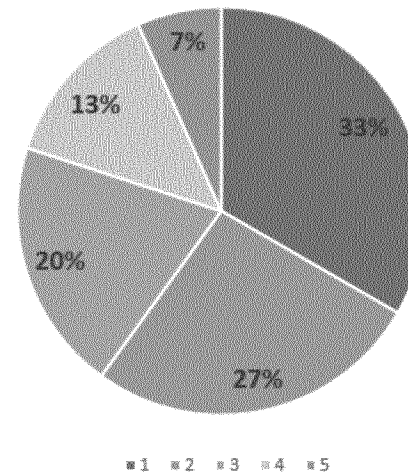
Stakeholder Discussions

Renter Survey Results

- 214 Respondents
- Live here for proximity to work, Community Character, close to family, access to things.
- If they moved they would be looking for Single Family housing, a Ranch-Style SF, or small lot SF.

Business Survey Results

- 44 Respondents
- 5 = Very Successful to 1 = Not doing well



UPDATES

Other Updates:

- Block 8 – in progress
- Bigsby – still coming
- Kite Route Crossing – seeking funding
- Hotel – Everhome Suites
- Housing Strategies – Jan 27th to Council
- Council provided direction on Dec 16th on Land Use Legislation passed in 2024
 - HB-1152 ADU's
 - HB-1313 Transit-Oriented Communities
 - HB-1304 Minimum Parking Requirements (in TOC's)
 - SB23-166 Wildfire Resiliency Code Board
 - SB24-174 Turf reductions

February 4: Special Meeting
Cushing Terrell Comp Plan Presentation

01.21.25