



**AGENDA
PLANNING COMMISSION
REGULAR MEETING
AUGUST 5, 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. February 4, 2025
4. Presentation on the Status of the Comprehensive Plan Update
5. Updates
6. Adjourn



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
June 17th, 2025
Town Hall, 124 E. Coal Creek Drive
6:00 p.m.**

1. CALL TO ORDER A SPECIAL 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 Ryan Mojo
Commissioner David Gross
Commissioner Anne Shanahan

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

Others Present: Renae Stavros, Planning and Building Director
Bria May, Town Attorney's Office

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

None

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. June 3rd, 2025 MEETING MINUTES

MOTION: Commissioner Anne Shanahan moved to approve June 3rd, 2025 Meeting Minutes, Seconded by Commissioner Ryan Mojo

VOTE: Motion carried 5-0

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

4. PUBLIC HEARING: ANNEXATION AND INITIAL ZONING TO PLANNED DEVELOPMENT (PD) OF THE TURNBULL PROPERTY (1599 S 76TH STREET)

- a. Renae Stavros presented on Annexing and Zoning the Turnbull Property
 - i. Comments from Commissioners
- b. Applicant, Kevin Cohen and Jim Brzostowicz, presented on Guardian Storage Superior
 - i. Comments from Commissioners
- c. Public Comments
 - i. Tiana Estrada, real estate agent for Turnbull Property

MOTION: Commissioner Ryan Mojo moved to annex the Turnbull Property and zone the property as Planned Development, Seconded by Commissioner Amanda Vaughan

VOTE: Motion carried 5-0

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

5. PLANNING AND BUILDING UPDATES

- a. Speaker Series: Completed

6. ADJOURNMENT

Chair David Harper adjourned meeting at 7:53PM



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
August 5th, 2025
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
Vice Chair Lonny Rose
Commissioner Amanda Vaughan
Commissioner Steve Witte
Commissioner Michael Barnes
Commissioner Michael Gordon
Commissioner Ryan Mojo
Commissioner David Gross
Commissioner Anne Shanahan

Absent: None

Others Present: Renae Stavros, Planning and Building Director
Bria May, Town Attorney's Office

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

None

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. June 17th, 2025 MEETING MINUTES

MOTION: Commissioner Amanda Vaughan moved to approve June 17th, 2025 Meeting Minutes, Seconded by Commissioner Ryan Mojo

VOTE: Motion carried 6-0

AYES: Chair David Harper, Vice Chair Lonny Rose, Commissioner Amanda Vaughan, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

ABSTAIN: Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Michael Gordon

4. Presentation on the Status of the Comprehensive Plan Update

- a. Nora Bland from Cushing Terrell presented on the status of the Comprehensive Plan Update
 - i. Comments from Commissioners

5. PLANNING AND BUILDING UPDATES

- a. Transportation Plan – Final Plan Adoption – Town Council, August 11th
- b. Sagamore Evacuation – Guardian Storage FDP

6. ADJOURNMENT

Chair David Harper adjourned meeting at 8:16PM



AGENDA ITEM: Presentation – Comprehensive Plan Update

MEETING DATE: August 5, 2025

PRESENTED BY: Consulting Team (Cushing Terrell)

PRESENTED FOR: Discussion

BACKGROUND:

In 2024, the Town approved a budget of \$150,000 to update the Comprehensive Plan. In March, the Colorado Dept of Local Affairs (DOLA) awarded the Town an additional \$150,000 to support the project.

Work on the Comprehensive Plan update began in summer 2024 and is now approaching the final stages of review and completion.

In February 2025, the Consultant Team provided the Planning Commission with a progress report. At this meeting, the Commission reviewed community feedback from initial community engagement activities and discussed key elements of the plan, including Future Land Use Map and Town Vision and Values statements.

COMPREHENSIVE PLANS UPDATE:

This presentation will provide a status update of the Comprehensive Plan since the February progress report. The Consulting Team will review public feedback collected through the Speaker Series, Open House event, and online survey.

The Commission will also be briefed on the anticipated timeline for finalizing and adopting the plan and will discuss strategies for concluding community engagement efforts.

DISCUSSION:

The Consulting Team will present the current status of the Comprehensive Plan update. Staff seeks the Planning Commission's feedback on the presentation topics and any questions or comments regarding next steps in the process.

ATTACHMENTS:

- Presentation
- Open House and Survey Responses

Comprehensive Plan Update

Town of Superior

PLANNING COMMISSION UPDATE

August 5, 2025

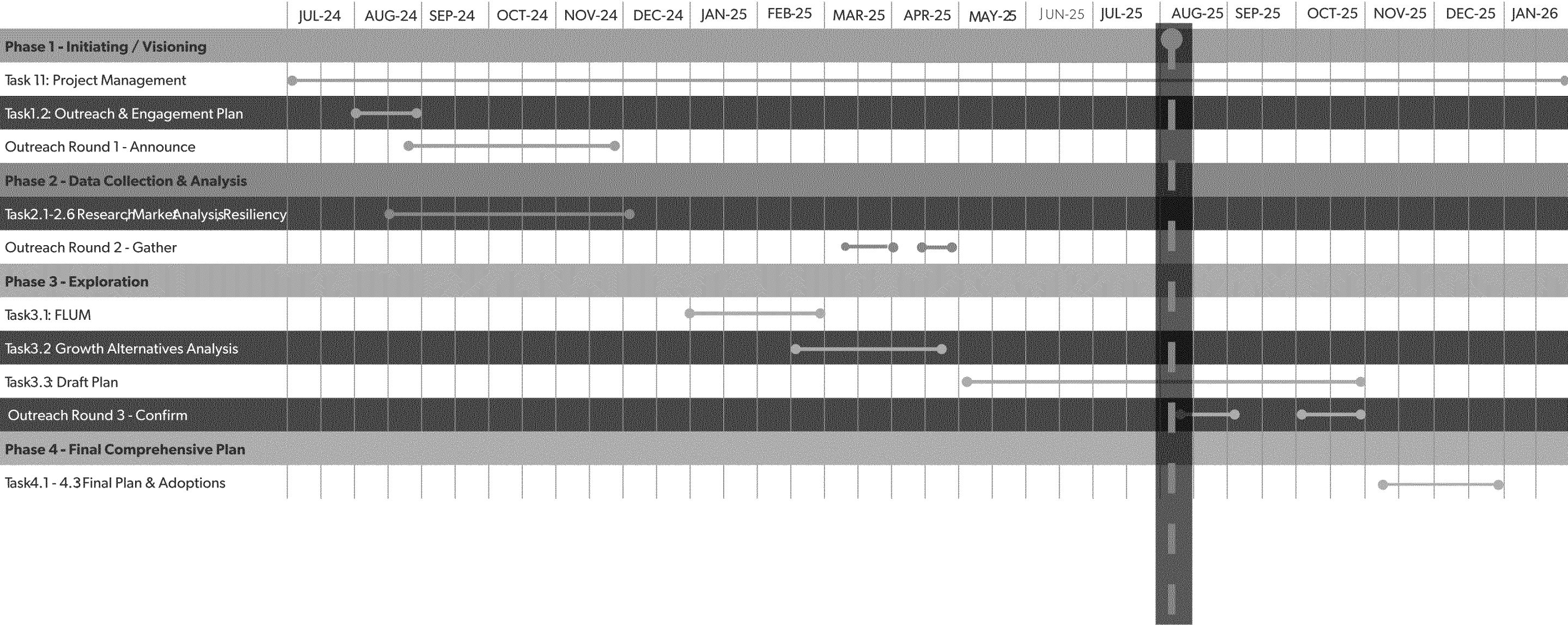
**Cushing
Terrell.**

AGENDA

- Project Timeline
- Engagement Updates
 - Speaker Series
 - Open House #1
 - Surveys
- Future Idea for Engagement
- Questions/Discussion

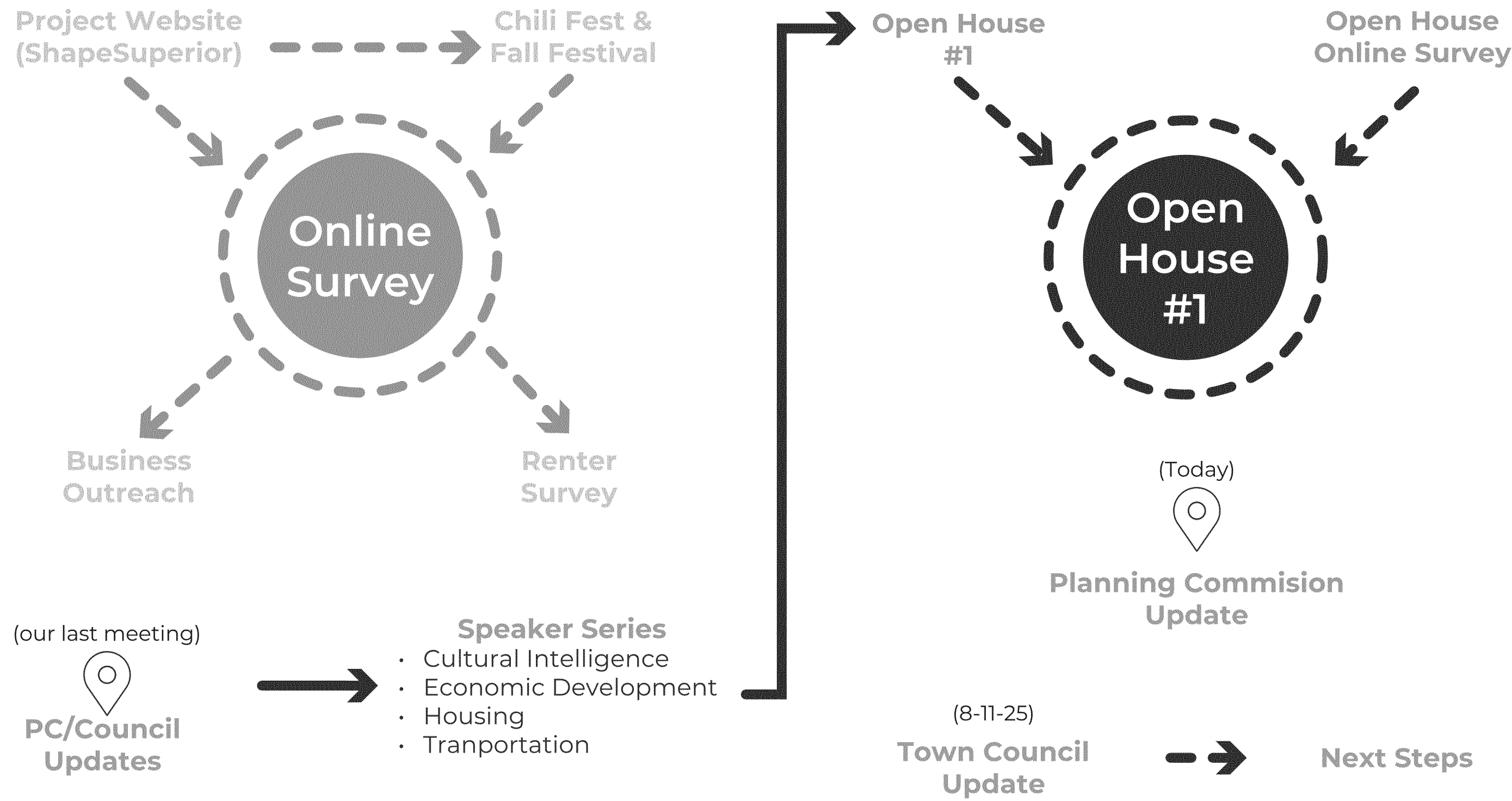


PROJECT TIMELINE



We are here

PLAN OUTREACH/PROCESS



ENGAGEMENT UPDATES

- Speaker Series
- Open House #1 Event
- Online Survey Takeaways
 - Plan Vision & Mission
 - Chapter Goals
 - Opportunity Areas



SPEAKER SERIES

Purpose:

- Bring together panelists with different perspectives for a well-rounded discussion
- Educate community members on complex topics
- Allow community members to ask subject-matter-experts their questions about topics related to the comprehensive plan

SPEAKER SERIES

CULTURAL INTELLIGENCE

Speakers:

- Bill De La Cruz, *De LA Cruz Leadership Solutions*
- Gretchen Armijo, *Equity Policy Solutions*

“...it doesn’t cost you any money to change your mind.”
-Bill De La Cruz

KEY TAKEAWAYS

- It’s important then to have the actual physical spaces in your community to have those social gathering places, where people can naturally connect.
- Working with populations that are not part of the demographic majority requires different approaches and will be needed to gather diverse voices.
- Success with gathering public participation can be found in meeting people where they are, by engaging them in places that don’t require them to go out of their normal schedule.

ECONOMIC DEVELOPMENT

Speakers:

- Mari Lee Udder, *City Venture Associates*
- Renee Alanise, *Superior Chamber Executive Director*
- Ellen Robertson, *Superior Economic Development Manager*

“Charming little shops” have “charming little hours” because they can’t afford to hire extra help; they want to go home and have dinner, too. However, the national retailers can... the most successful formulas have tend to be a mix of the two.”
-Mari Lee Udder

KEY TAKEAWAYS

- Superior preparing for opportunities such as the Sundance Film Festival, will also be the types of opportunities that help put it on the map.
- Retail is the toughest real estate to realize. The most successful formula is to mix local and national retailers.
- There are expectations to bring different jobs in Downtown to help strengthen Superior.

SPEAKER SERIES

HOUSING

Speakers:

- Randy Rhoads, *Cushing Terrell*
- David Sinkey *Boulder Creek Neighborhoods*
- Robin Merta, *Remax Elevate*

“The health of a community is enhanced by having a really well-rounded housing stock for all the different participants and all the different needs.”
-David Sinkey

KEY TAKEAWAYS

- Building community can become challenging when a majority of residents work in a different place than they live.
- Missing middle housing can take a variety of shapes styles, and financing mechanisms.
- There have been no consistent studies shown that affordable housing negatively affects property values. Generally, the impact is actually neutral or has positive outcomes.

TRANSPORTATION

Speakers:

- Steve Tuttle, *Fox Tuttle Transportation Group*
- Alex Bullen, *Superior Public Works and Utilities Program Supervisor*
- Bill Cowern, *Fox Tuttle Transportation Group*
- Phil Greenwald, *Transportation Planning Manager, City of Longmont*

“We can really benefit from having a lot of different land uses that are sending their [vehicular] trips to each other”
-Bill Cowern

KEY TAKEAWAYS

- Traffic is primarily influenced by residential and commercial land use and the demands at varying times of day and week.
- Creating a mix of uses that allows people to travel shorter distances to destinations, combined with transportation alternatives, such as biking and walking, between land uses, can help reduce congestion.
- Often, parking requirements are outdated, and the regulations require developers to build more spaces.

OPEN HOUSE FEEDBACK

IN PERSON EVENT & ONLINE SURVEY

OPEN HOUSE #1 - May 28, 2025

- **Attendees:** 60+
- **Comments:** 550+
- **Open House Content:**
 - Comprehensive Planning Process
 - Community Engagement
 - Existing Conditions
 - Plan Vision & Goals
 - Future Land Use Map
 - Opportunity Areas
 - Transportation Priorities





OPEN HOUSE #1 - May 28, 2025

ENGAGEMENT SUMMARY

- **Takeaway 1:**

Attendees would like to see existing housing and office space filled before new constructing new development

- **Takeaway 2:**

Attendees want to see Downtown Superior complete with more office and retail spaces.

- **Takeaway 3:**

Attendees showed support for vertically integrated mixed-use development, including housing at Superior Marketplace, and were open to including housing in the area.

OPEN HOUSE #1 - May 28, 2025

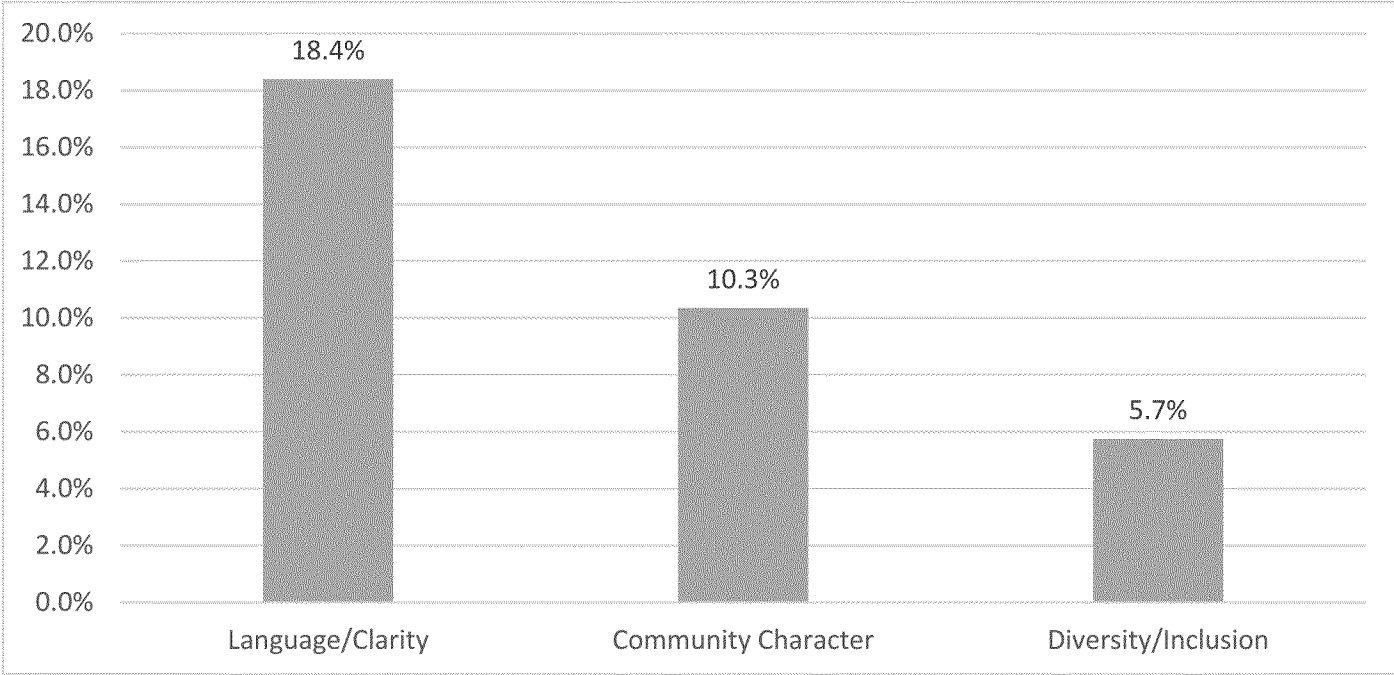
ENGAGEMENT SUMMARY

- **Takeaway 4:**
Attendees supported mixed uses that provide residents with convenient shopping and dining options.
- **Takeaway 5:**
Attendees supported affordable housing for locations that make sense, supported by transportation options and access to retail.
- **Takeaway 6:**
Attendees expressed interest in maintaining open spaces, parks, and recreation throughout the Town of Superior, with many passionate about the future Town 15 opportunity area.



OPEN HOUSE FEEDBACK *(RESPONSES:119)*

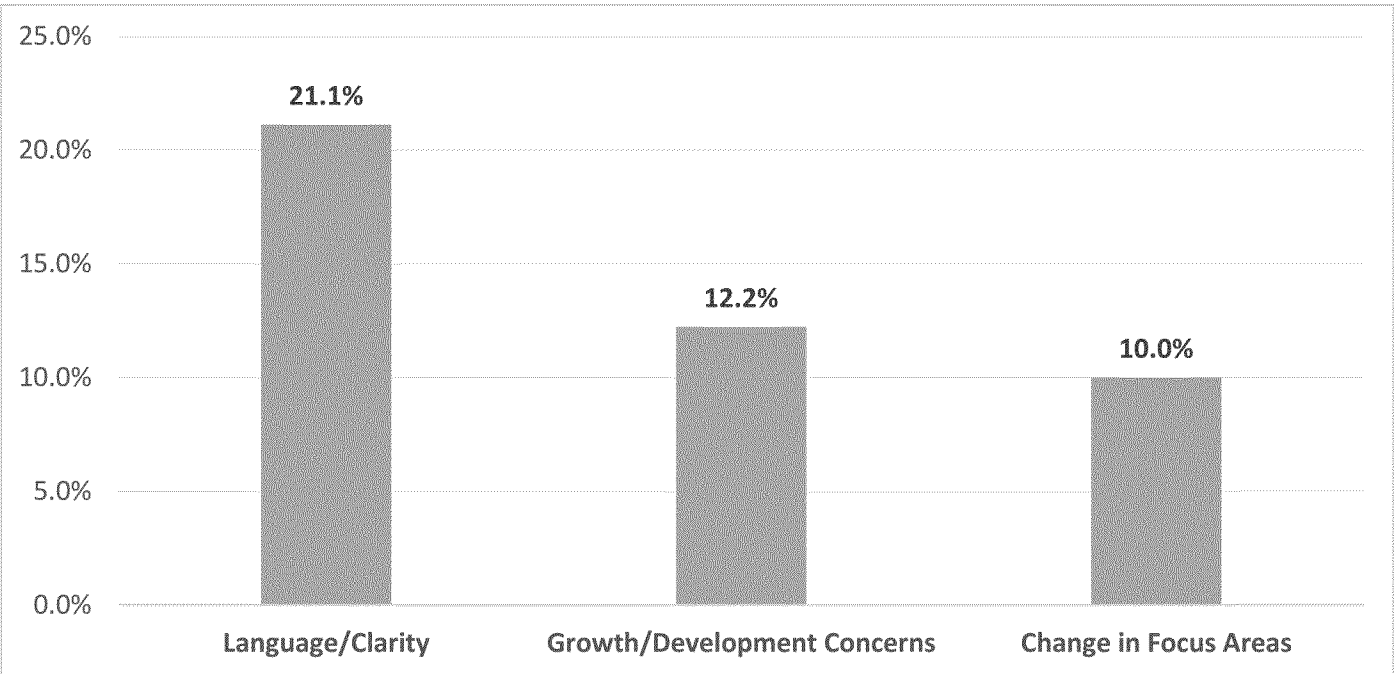
Q1: TOWN COMPREHENSIVE PLAN VISION



TAKEAWAYS *(RESPONSES RECEIVED: 87)*

- Respondents agree that the vision statement should celebrate Superior’s uniqueness and value the community’s small-town feel.
- Respondents support striving to be inclusive community, and welcoming of diversity.

Q2: COMPREHENSIVE PLAN VALUES

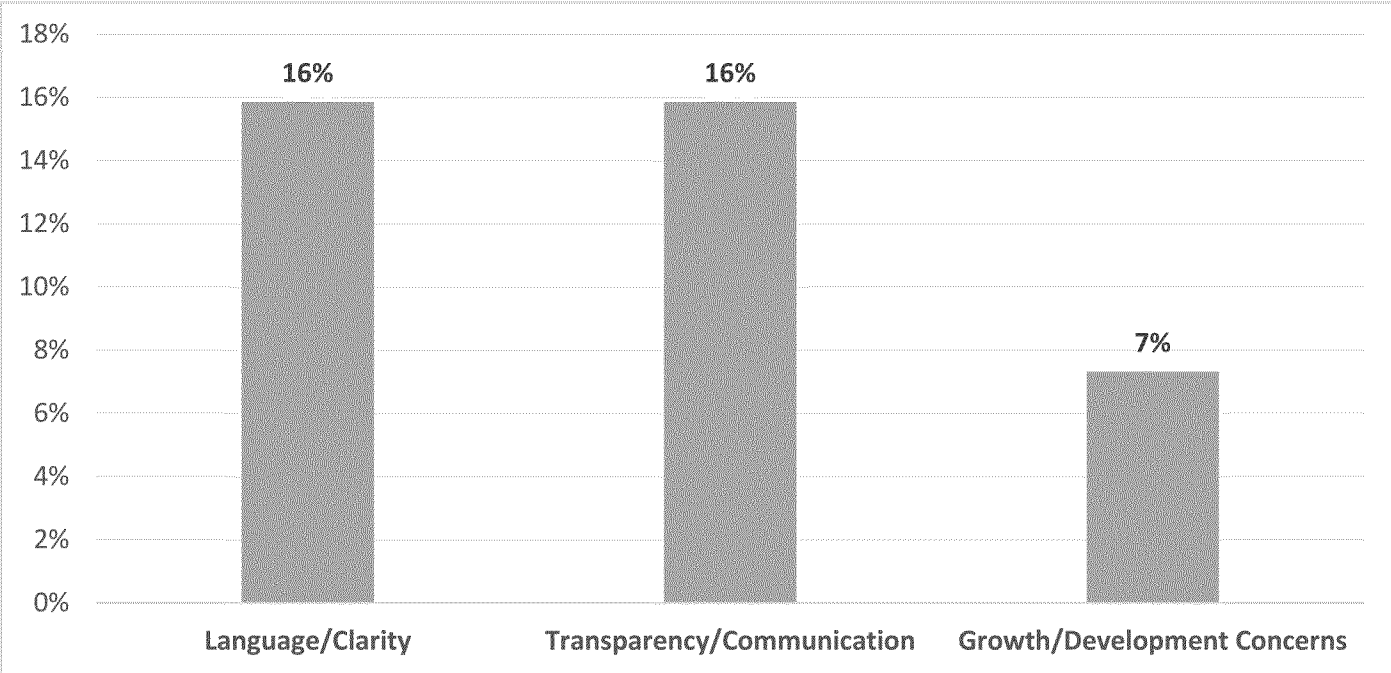


TAKEAWAYS *(RESPONSES RECEIVED: 92)*

- Respondents support the emphasis on attracting more businesses to Downtown Superior.
- Respondents shared concerns about the impacts a growing population will have on congestion in schools and increased traffic.

OPEN HOUSE FEEDBACK *(TOTAL RESPONSES:119)*

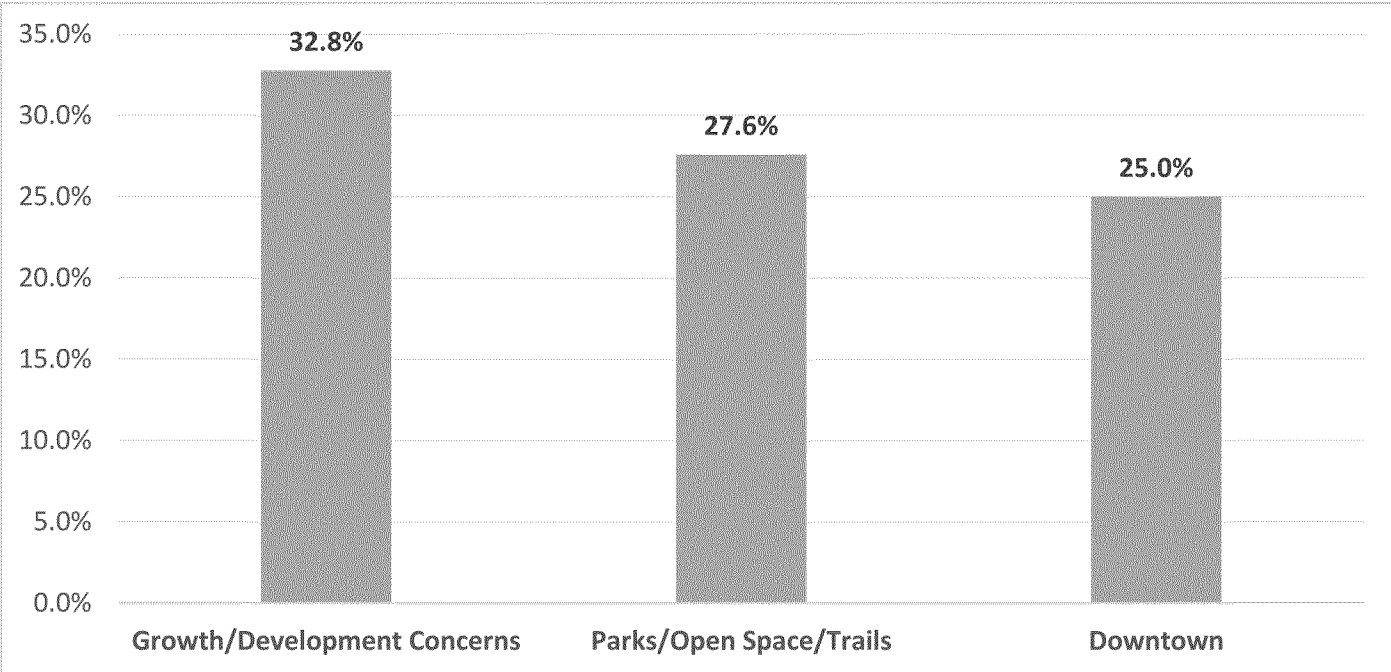
Q3: COMMUNITY (C) CHAPTER GOALS



TAKEAWAYS *(RESPONSES RECEIVED: 82)*

- Respondents expressed that community goals should be clear, measurable, and attainable.
- Respondents encouraged more transparency and communication on how decisions are made and align with community opinions.

Q4: LAND USE (LU) CHAPTER GOALS

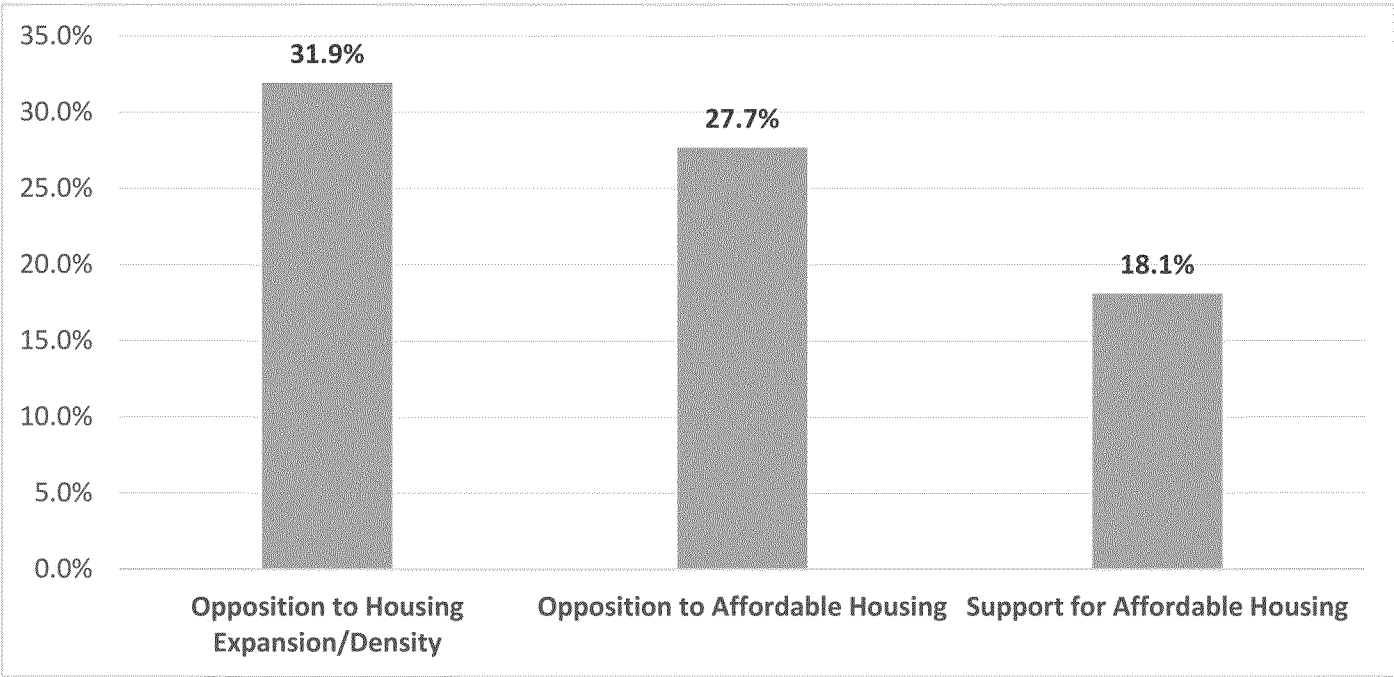


TAKEAWAYS *(RESPONSES RECEIVED: 91)*

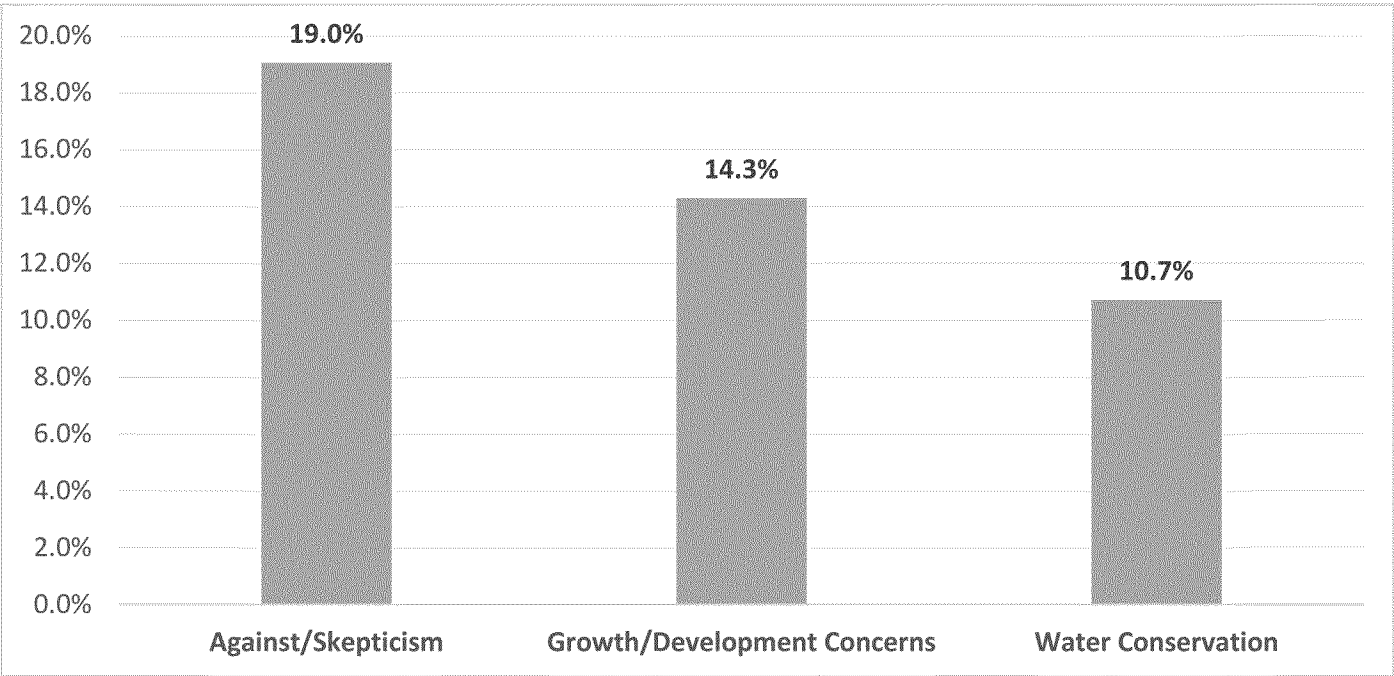
- Respondents expressed concerns about goals for new development with current home vacancies and unoccupied commercial spaces.
- Respondents feel strongly that Superior should maintain open space, parks, and recreation uses, since this is a factor that makes Superior attractive.
- Respondents express a need for a better balance of land uses that support existing residents, such as public and community spaces.

OPEN HOUSE FEEDBACK *(TOTAL RESPONSES:119)*

Q5: HOUSING (H) CHAPTER GOALS



Q6: SUSTAINABILITY (S) CHAPTER GOALS



TAKEAWAYS *(RESPONSES RECEIVED: 91)*

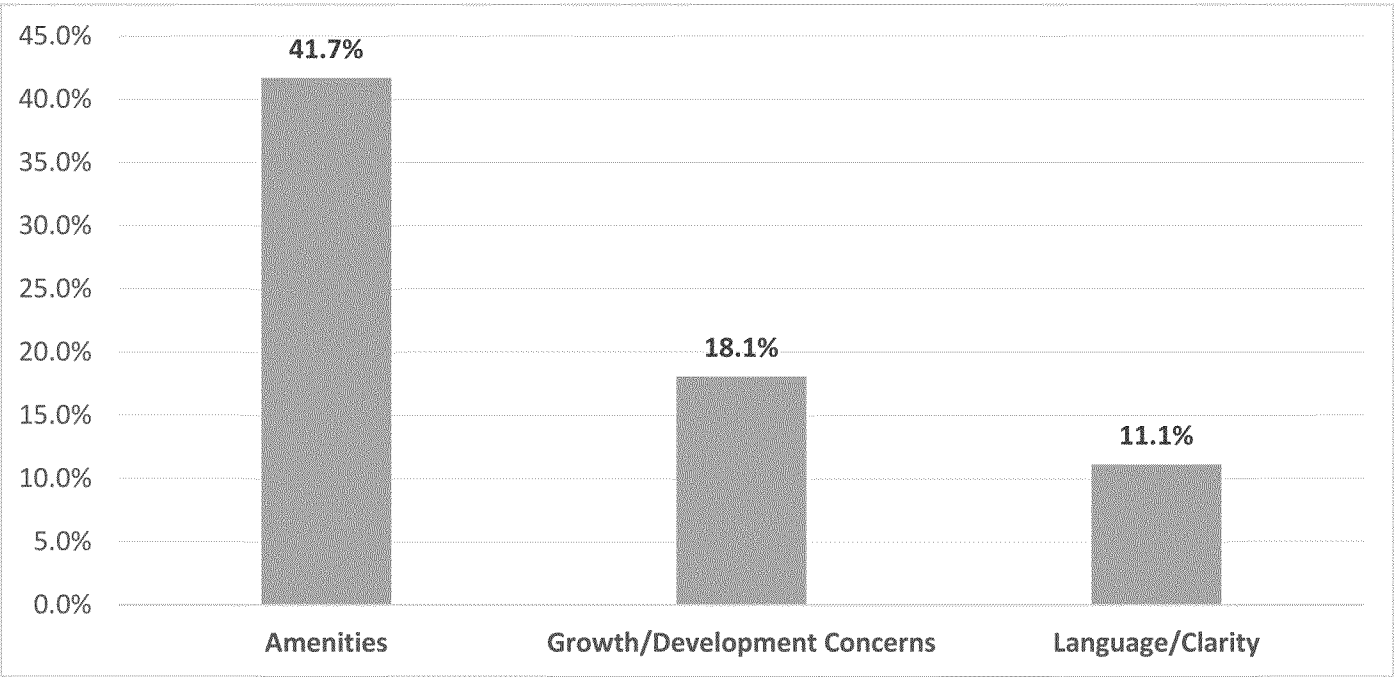
- Respondents expressed caution for developing more housing without acknowledging the growing impact on the overall quality of life.
- Respondents shared that affordable housing needs to be planned in central locations near transit hubs and retail to be feasible.
- Respondents feel strongly that they don't want to lose Superior's charm with excessive building.

TAKEAWAYS *(RESPONSES RECEIVED: 92)*

- Respondents support the goals and believe the Town should continue to strive to be as environmentally responsible as long as it is economically feasible.
- Respondents expressed concerns about the growth impacts on water and open space.
- Respondents believe that achieving sustainability goals will necessitate buy-in from HOAs to realize water-saving goals.

OPEN HOUSE FEEDBACK *(TOTAL RESPONSES:119)*

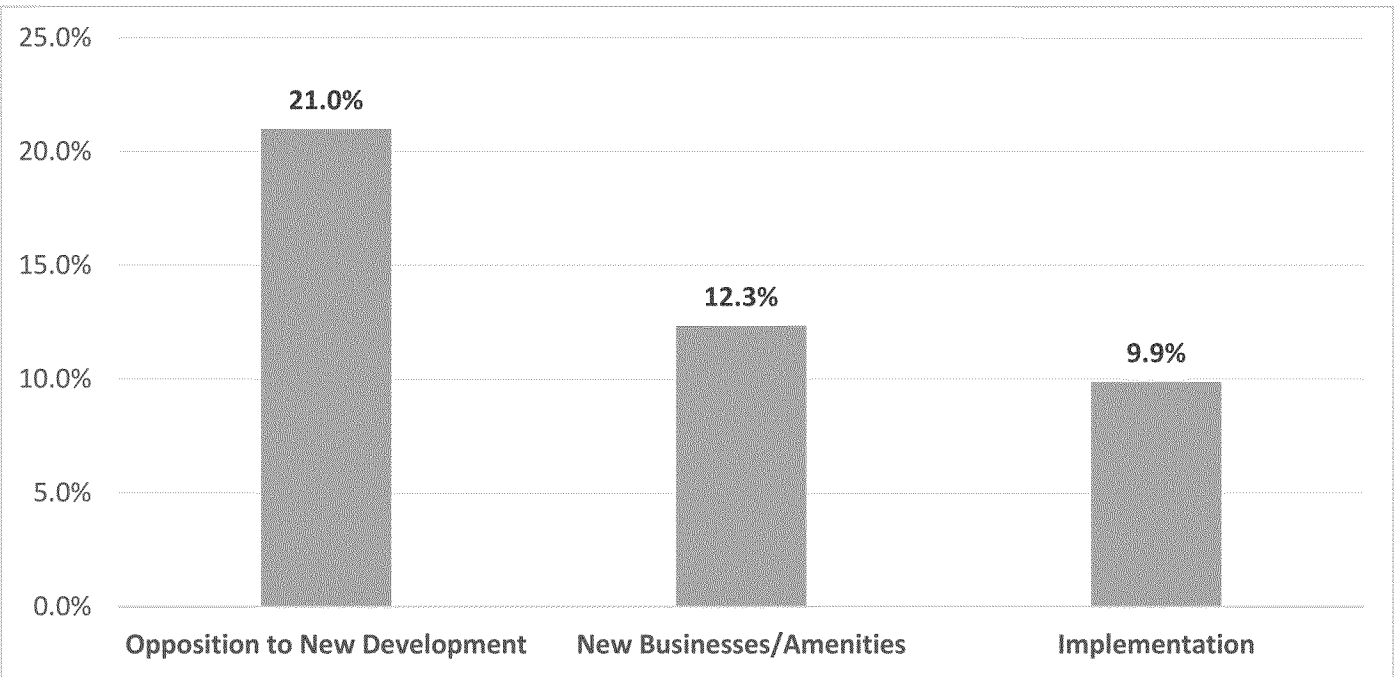
Q7: TOWN UTILITIES & INFRASTRUCTURE (TUI) CHAPTER GOALS



TAKEAWAYS *(RESPONSES RECEIVED: 72)*

- Respondents agree that these goals are what keep Superior an attractive community.
- Respondents expressed interest in the Town exploring cleaner water sources and improved electricity and gas programs to reduce bills.
- Respondents expressed concern about that safety and well-being may be overlooked if community growth continues rapidly.

Q8: ECONOMIC DEVELOPMENT (ED) CHAPTER GOALS

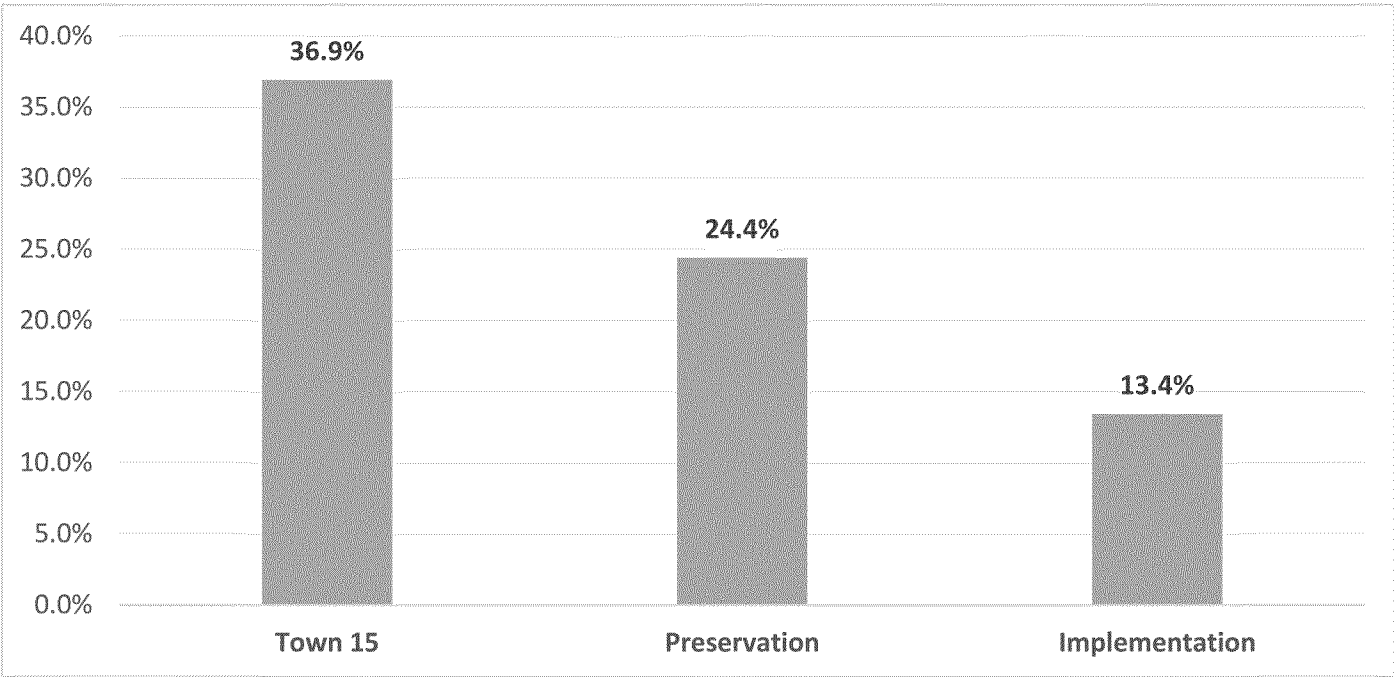


TAKEAWAYS *(RESPONSES RECEIVED: 76)*

- Respondents feel that goals have a positive vision for supporting local businesses and strengthening the town’s financial stability.
- Respondents feel a strong focus should be on filling vacant spaces in existing commercial areas and attracting the right businesses to Downtown.
- Respondents suggested investing in job training programs for youth or the disabled community.

OPEN HOUSE FEEDBACK (SURVEY RESPONSES: 119)

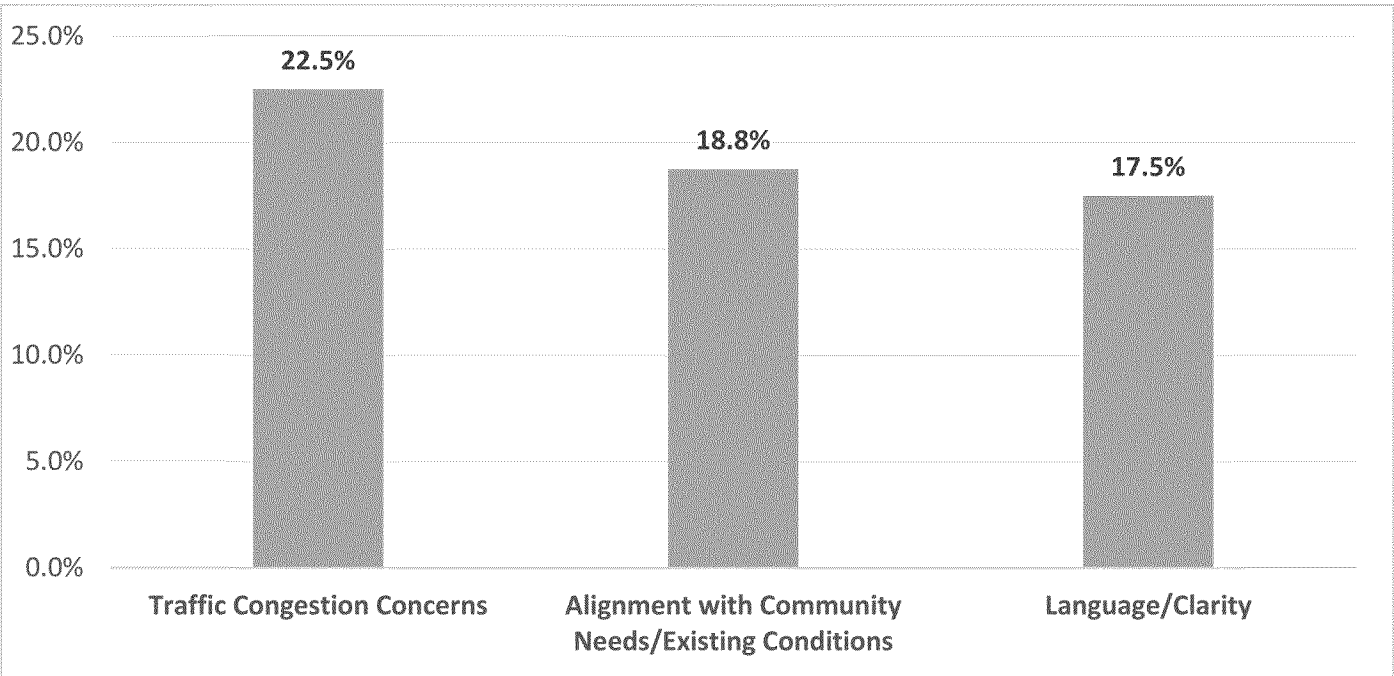
Q9: PARKS, RECREATION, OPEN SPACE (PROS) CHAPTER GOALS



TAKEAWAYS (RESPONSES RECEIVED: 91)

- Respondents feel strongly that Superior’s parks and open spaces are its greatest assets.
- Respondents feel these goals reflect many of the reasons people move to Superior and are central to the Town’s identity.
- Respondents would like to see programming and opportunities for young families, teens, and seniors, and create inclusive places such as a recreation center, library, and Senior Center.

Q10: TRANSPORTATION (T) CHAPTER GOALS

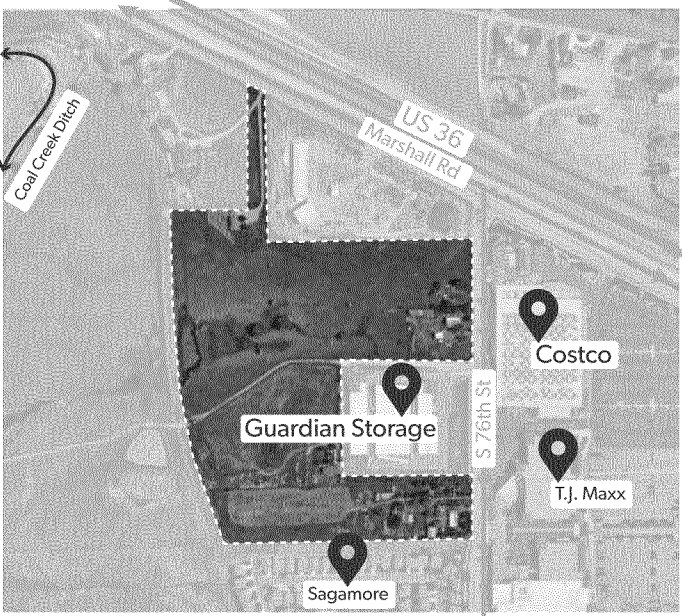


TAKEAWAYS (RESPONSES RECEIVED: 73)

- Respondents expressed concern about increased traffic and congestion in Superior.
- Respondents noted they feel mismatch between the Town’s infrastructure capacity and the current pace of growth.
- Respondents support multiple modes of transportation; however, that shouldn’t overlook the commuting patterns of many of the residents.

OPEN HOUSE FEEDBACK OPPORTUNITY AREAS

Q11 76TH ST & GUARDIAN PROPERTY



4 PARCELS

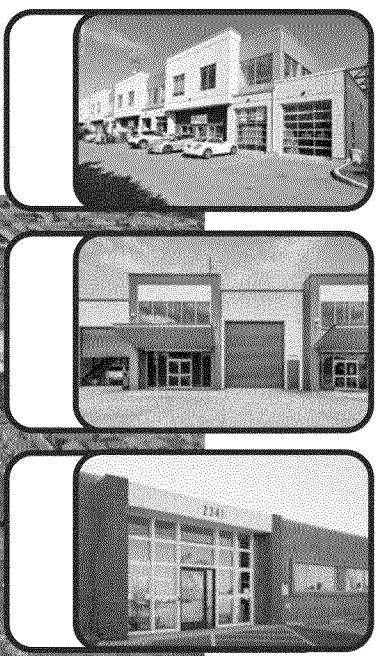
23 ACRES

EXISTING LAND USE
VACANT

FUTURE LAND USE
VOTING ACTIVITY

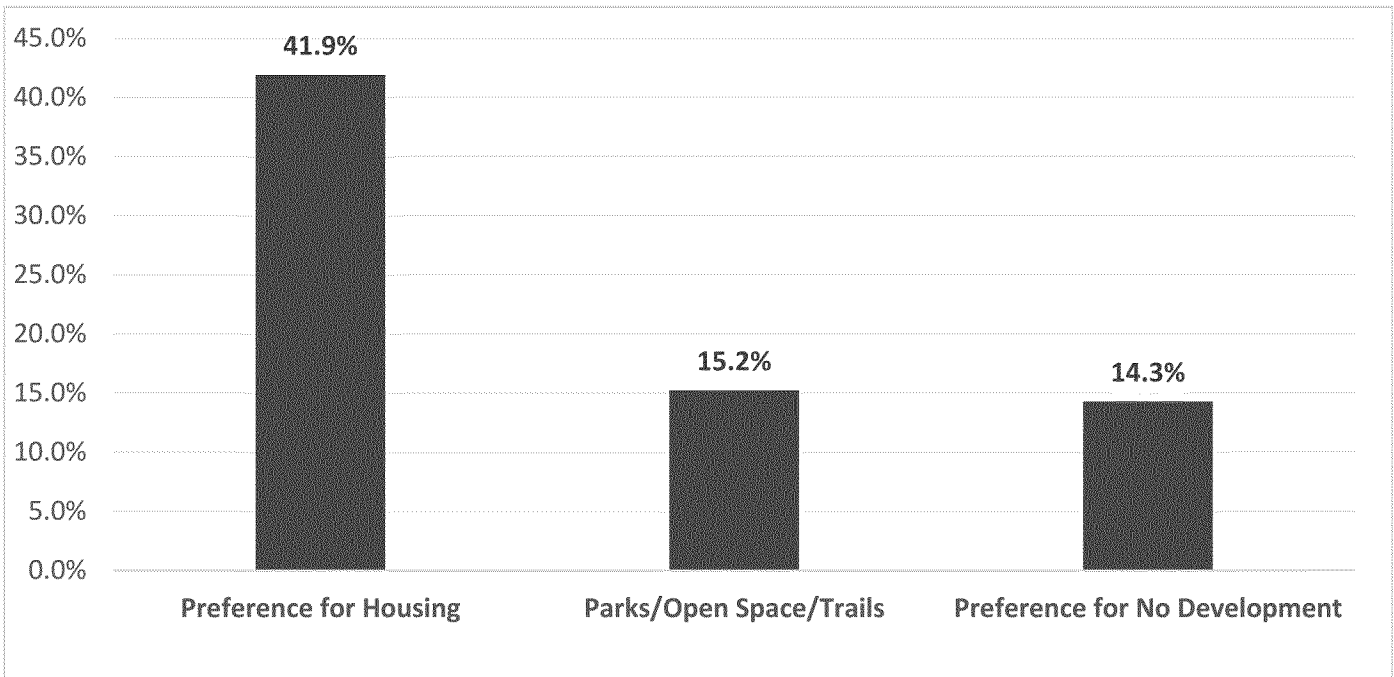


LIGHT INDUSTRIAL



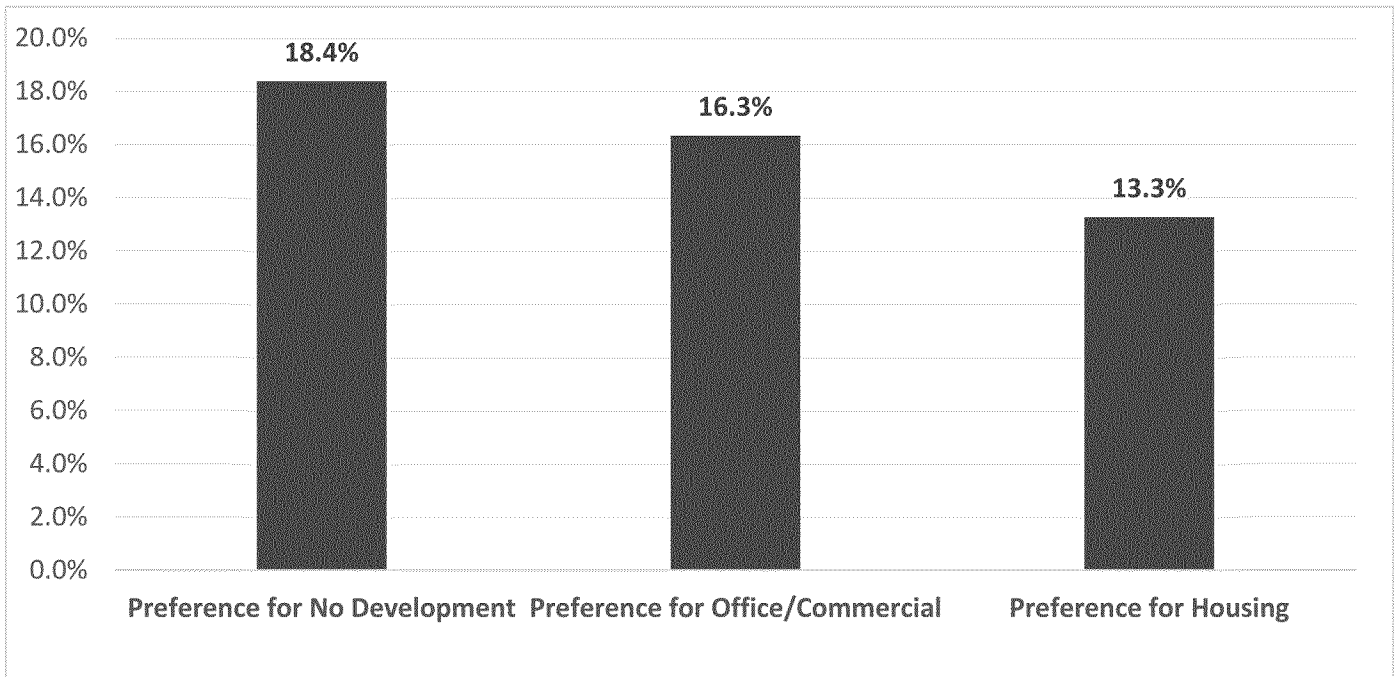
HOMES





- COMMENTS (RESPONSES RECEIVED: 85)
- “Could be a good site for housing as it is close to major roads and close to public transportation. “
 - “Would there be a way to tell us how each option impacts us economically? I’d probably prefer homes but if the town economically needs industrial, I’d be fine with that too...”
 - “Don’t develop it. That is some of the most beautiful space and views.”

OPEN HOUSE FEEDBACK *OPPORTUNITY AREAS*



COMMENTS *(RESPONSES RECEIVED: 88)*

- “This is an important open space buffer between the high intensity Downtown developments and the quieter Rock Creek neighborhoods. Keep it open or stay with a quiet, low-rise, low-intensity use like offices or a retirement community.”
- “I’d like to see a high-tech employer in this area to help diversify the job mix in town, which leans so heavily toward retail at the present.
- “Accessible housing - homes where people can affordably age in place.”

Q12

DISCOVERY OFFICE PARK

5 PARCELS 12.2 ACRES

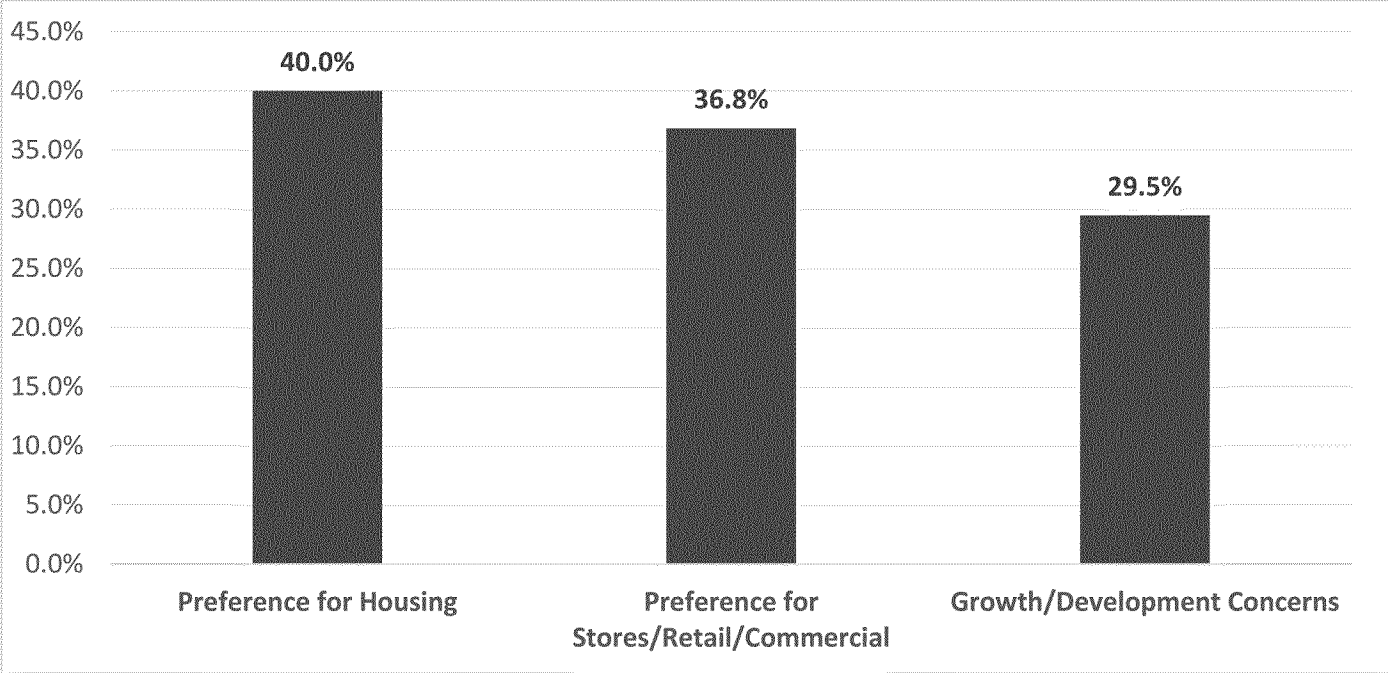
EXISTING LAND USE
VACANT + COMMERCIAL

OFFICE

FUTURE LAND USE
VOTING ACTIVITY

HOMES

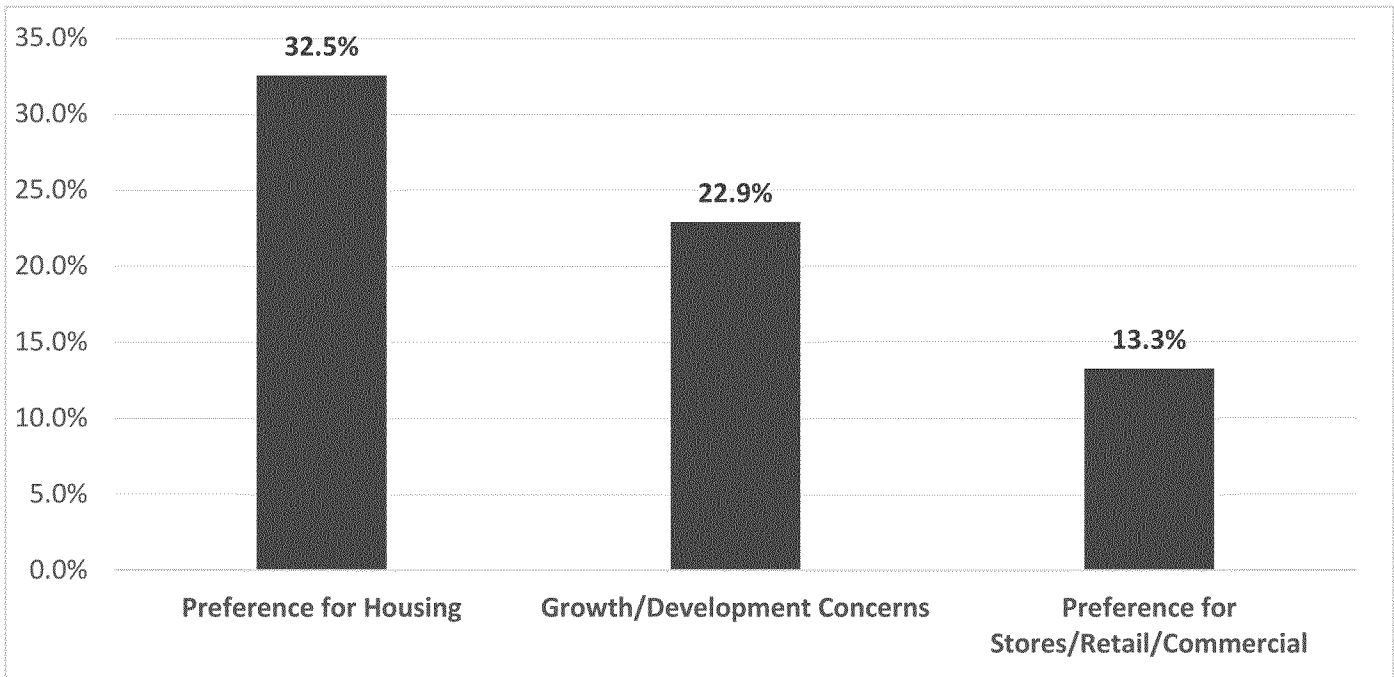
Q13 SUPERIOR MARKETPLACE



COMMENTS (RESPONSES RECEIVED: 90)

- “Since Superior has little multi-family apartment homes this would be a great place to add apartment homes plus stores.”
- “I’d love to see more restaurants in town—especially places that create a sense of community and give us more options to stay local.”
- “Please, before adding any kind of high-density housing in this area, make sure that the road infrastructure can handle it.”

OPEN HOUSE FEEDBACK *OPPORTUNITY AREAS*



COMMENTS *(RESPONSES RECEIVED: 76)*

- “This seems like a great place to add more housing as it’s a natural extension of the houses already there.”
- “I don’t think we need more stores if we can’t get Downtown Superior leased.”
- “I strongly believe that the residents of Original Town should have the leading voice in determining what happens with this space. Out of respect for their experience and the challenges they’ve faced, I defer to their perspectives and priorities on this matter.”

Q14

ORIGINAL TOWN

8 PARCELS **2.5 ACRES**

EXISTING LAND USE
VACANT + COMMERCIAL

OFFICE + STORES

FUTURE LAND USE
VOTING ACTIVITY

HOMES

OPEN HOUSE FEEDBACK OPPORTUNITY AREAS

Q15 TOWN 15

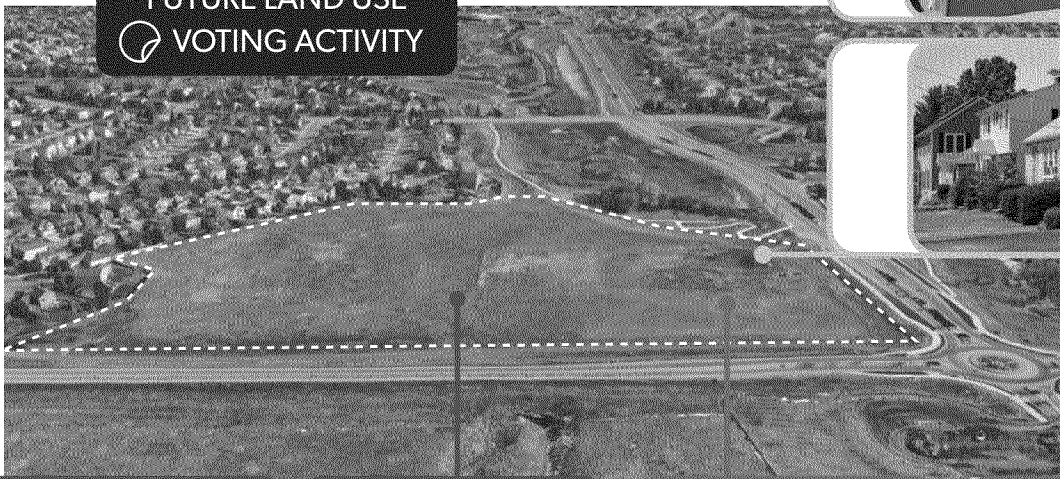


1 PARCEL

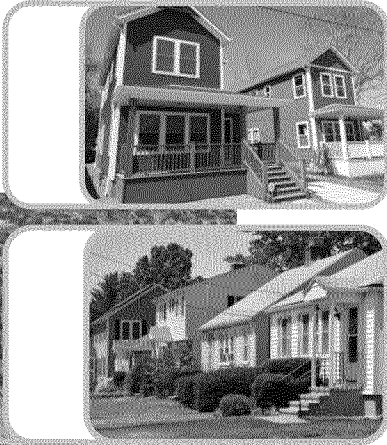
15 ACRES

EXISTING LAND USE
VACANT

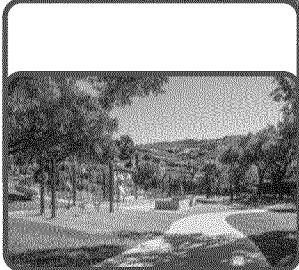
FUTURE LAND USE
VOTING ACTIVITY



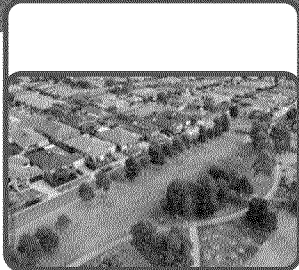
AFFORDABLE HOMES



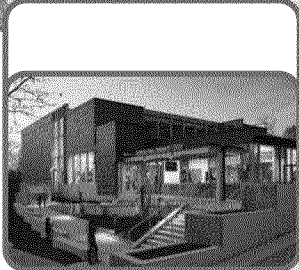
PARKS AND OPEN SPACE

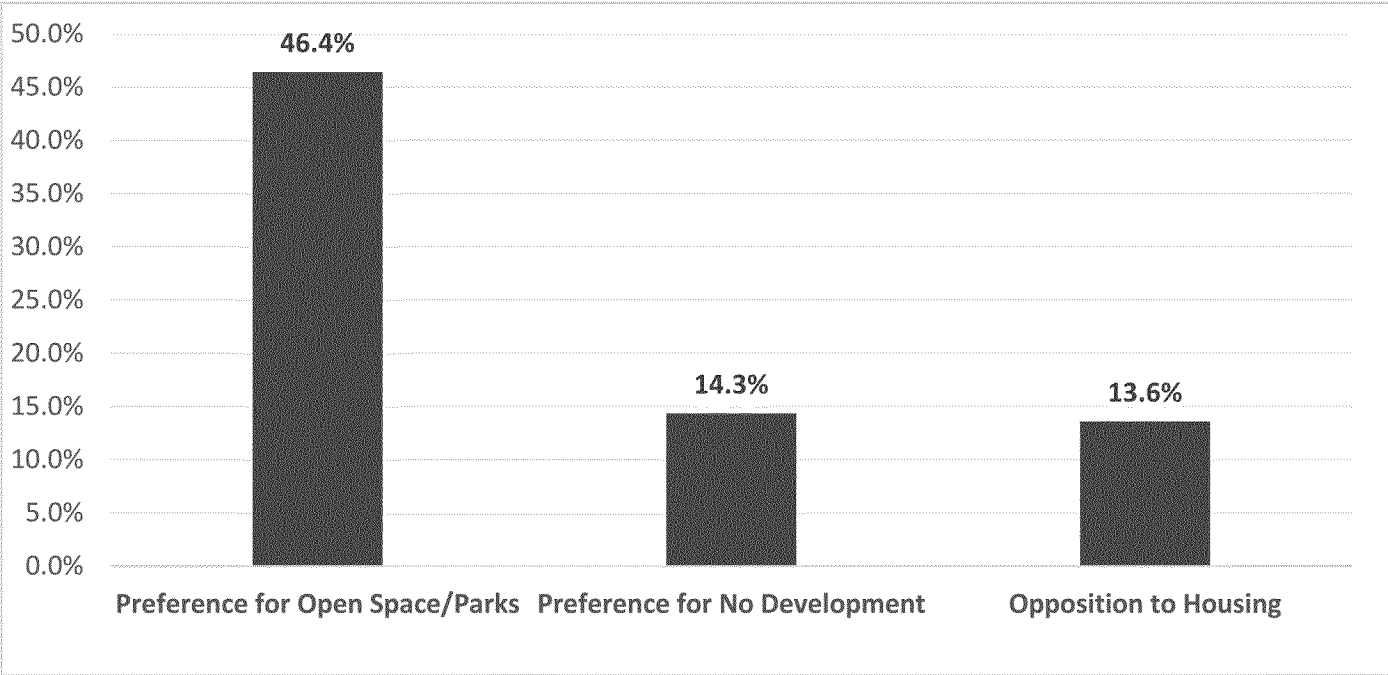


RECREATION



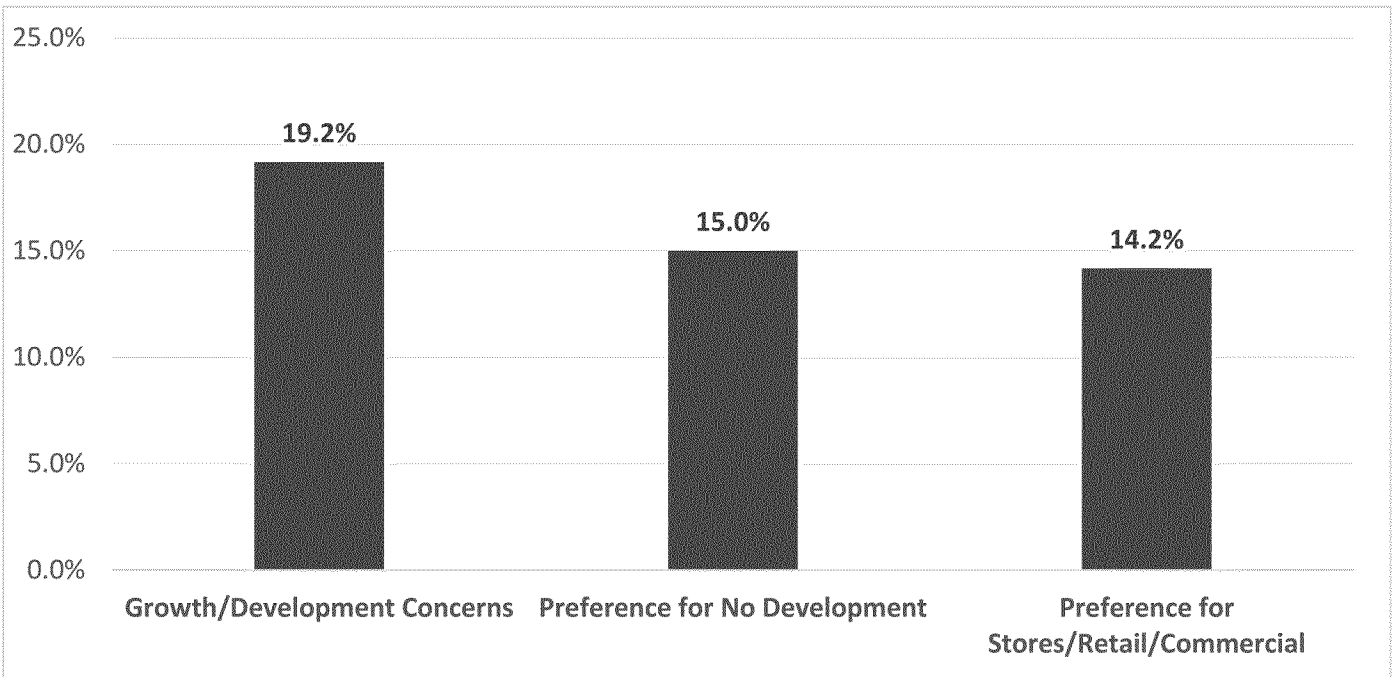






- COMMENTS (RESPONSES RECEIVED: 107)
- “Recreation would be my first request. Giant green park, with frisbee golf, a dog park, water feature and playground for kids.”
 - “I’m surprised there isn’t a Town need here, like a town hall....”
 - “This is a valuable property, whose exact value is still unknown, in a prime location. If the land is valuable Town Council should explore development opportunities that maximize economic and social benefits to the Town as a whole.”

OPEN HOUSE FEEDBACK *OPPORTUNITY AREAS*



COMMENTS *(RESPONSES RECEIVED: 83)*

- “The parcel contains wetlands, a pond, and supports significant wildlife. It’s one of the few undeveloped ecological spaces remaining in this area.”
- “I think homes here makes the most sense, provided the wildlife concerns can somehow be addressed.”
- “Stores and offices would be fun there, but I’d like to know how that might impact the surrounding community there and whether homes or stores and offices would benefit superior more as a whole.”

Q16

ZAHARIAS PROPERTY

1 PARCEL 23.3 ACRES
EXISTING LAND USE VACANT

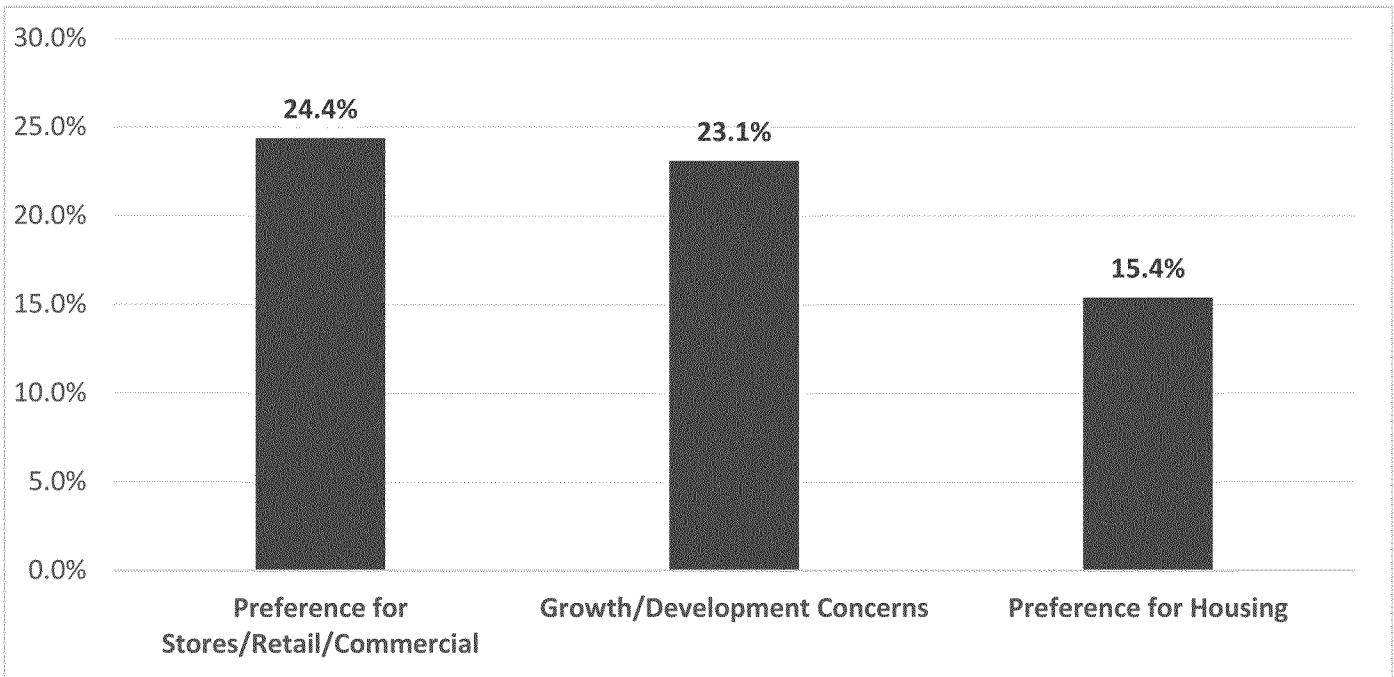
FUTURE LAND USE VOTING ACTIVITY

STORES + OFFICES

HOMES

The image shows a map of the Zaharias Property, a 23.3-acre parcel. The map highlights the property's location relative to Rock Creek Ranch, Riverbend Park, Coal Creek Dr, S 88th St, US 36, Hodgson-Harris Reservoir, and Autrey Park. Below the map, there are three images showing potential future land uses: 'STORES + OFFICES' (a commercial building), 'HOMES' (a multi-story residential building), and another image showing a row of townhomes.

Q17 RESOLUTE PROPERTY



COMMENTS *(RESPONSES RECEIVED: 78)*

- “This is a rare opportunity to balance land use and give back to residents who already live in high-density areas nearby. Adding a commercial hub would also help diversify Superior’s tax base without creating new infrastructure stress.”
- “Given the existing population, this site would be best used for something that serves the immediate community without adding more residential burden.”
- “I would prefer it be made a flexible zoning space and let the market dictate what gets built.”

ENGAGEMENT TO DATE



Shape Superior Online Engagement:	
• Airport	1.4K
• Housing	884
• Rock Creek Pkwy	744
• North & South Pools	668
• Civic Space	629
• Marshall Fire Memorial	581
• Coyote Ridge	570
• Comprehensive Plan	512*
• Parking Limits	512
• PROS Master Plan	491
• Community Center	370
• Open Space	291
• Communication Survey	221
• Waste Collections	162

**Note: Overlaps exists between Survey Responses and Online Engagement.*

FUTURE ENGAGEMENT DISCUSSION

FUTURE ENGAGEMENT

IDEAS

- **Scope change for additional engagement opportunities**
 - Additional opportunities to meet people where they are (i.e.: Festivals, school nights, churches)
 - Work with organizations and non-profits
 - Work with community leaders
 - Increase accessibility of surveys
- **More structured feedback session**
 - Comments exercises
- **Public Education on opportunity sites**
 - Trade-offs with keeping Town 15 open space
 - More open space options
 - Recreation center
 - Sport fields
 - Gardens
 - Mixed use



NEXT STEPS

- Town Council Presentation (8/11/25)
- Community Outreach (Phase 3)
- Draft Plan Development



QUESTIONS/DISCUSSION

UPDATES

Transportation Plan

- FINAL Plan Adoption – Town Council 8/11/2025
- <..\..\..\Planning\Long Range and Projects\Transportation Plans\Transportation Plan 2024\Superior Trans Plan Final - 2025-08-04.pdf>

Sagamore Evacuation

- Guardian Storage FDP

Next Meeting

August 19th: Kite Route Crossing FDP

08.5.25