



Planning Commission  
Regular Meeting Agenda  
Tuesday, February 17, 2026  
6:00 PM  
Town Hall Council Chambers  
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 on [YouTube](#) and at [SuperiorColorado.gov](#) after the meeting.

1. Call to Order
2. Preliminary Matters
  - a. Roll Call
  - b. Public comment on Consent Agenda, Presentations, and Non-Agenda Items. Persons making public comment are asked to state your name and the city you live in (limit 5 min./person)
3. Approval of Minutes of Planning Commission
  - a. 01/20/2026 Minutes
  - b. 02/03/2026 Minutes
4. Public Hearing
  - a. An Ordinance of the Town Council of the Town of Superior amending various sections of Chapter 16 the Superior Municipal Code, regarding exterior lighting standards
5. Updates
6. Adjournment



## **PLANNING COMMISSION MEETING MINUTES**

**Regular Meeting  
January 20<sup>th</sup>, 2026  
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 Michael Barnes  
Commissioner Michael Gordon  
Commissioner Ryan Mojo  
Commissioner David Gross  
Commissioner Anne Shanahan

Absent: Commissioner Steve Witte

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

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

Jay Slater, neighbor on Marshall Road, comments on 76<sup>th</sup> Street Opportunity Area

### **3. APPROVAL OF MINUTES OF PLANNING COMMISSION**

#### **a. December 16<sup>th</sup>, 2025 MEETING MINUTES**

MOTION: Commissioner Ryan Mojo moved to approve December 16<sup>th</sup>, 2025 Meeting Minutes, Seconded by Commissioner Anne Shanahan

VOTE: Motion carried 5-0-2

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

NOES: None

ABSTAIN: Commissioner Michael Gordon, Commissioner David Gross

#### **4. COMPREHENSIVE PLAN UPDATE PRESENTATION**

- a. Nora Bland of Cushing Terrell provides an update of the draft Comprehensive Plan and the next steps moving forward. Commission provides feedback.
  - i. In the Executive Summary, under the Opportunity Areas section, add all seven Opportunity Areas and provide links to their respective pages, and link the numbers in the FLUM to the Opportunity Areas
  - ii. In all of the Opportunity Area pages, there is a written section called Opportunities, and it should include No Development and/or Open Space, if it is listed in the Land Use recommendations under the Built Form page(s)
  - iii. In the Executive Summary, consider using a similar style to that used in the presentation slides from the PC Meeting on January 20<sup>th</sup>, 2026
    1. Ties into Comment iv 1., include a 'what it is/what it's not' section, referring to what this Comp Plan is/is not doing
  - iv. In the Introduction, work on the 'readability' of the narrative and themes from engagement, similar to Louisville's Comp Plan
    1. Themes of engagement could read similar to the "10 Big Things to Get Right" in Louisville's plan, additionally a "Community Profile" explaining who/what we are right now
  - v. In the Town Utilities & Infrastructure section, the school enrollment declining number/statement is an understatement, it's been on the decline for a decade
    1. A note about school age population declining is worth including, along with some numbers/data per school area
    2. An additional note about housing for school age children/young families and affordability

- vi. Include language, maybe in Housing section, about how Superior lacks starter homes, both rentals and for-sale
- vii. Add a Glossary with definitions and add Comment Boards to the Appendix
- viii. Explore adding projections for population, housing, etc. and link to Existing Conditions

**5. VOTE FOR CHAIR AND VICE CHAIR**

- a. Postponed to February

**6. PLANNING AND BUILDING UPDATES**

- a. Final Comprehensive Plan going to Planning Commission for recommendation.
- b. Code amendments for Chapter 16 going to Planning Commission for recommendation.

**7. ADJOURNMENT**

Chair David Harper adjourned meeting at 7:48PM



## **PLANNING COMMISSION MEETING MINUTES**

**Regular Meeting  
February 3<sup>rd</sup>, 2026  
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 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  
Geoffrey Weathers, Planner II  
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. Postponed to next meeting, February 17<sup>th</sup>

### **4. NEW BUSINESS**

a. Vote for Chair

MOTION: Vote for David Harper as Chair

VOTE: Motion carried 8-0

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Michael Gordon, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

ABSTAIN: None

b. Vote for Vice Chair

MOTION: Commissioner Anne Shanahan nominates Commissioner Ryan Mojo as Vice Chair

VOTE: Motion carried 7-0-1

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Michael Gordon, Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

ABSTAIN: Commissioner Ryan Mojo

**5. PUBLIC HEARING**

a. Comprehensive Plan Update Approval

i. Renae Stavros, Planning & Building Director, presents an update of the changes, recommended by the Planning Commission, to the Comprehensive Plan Update. The purpose of this evening's meeting is to garner a recommendation to Town Council regarding the Comprehensive Plan Update

1. In the Community chapter, review the percentage relating to "Population 65+"
2. In the Community chapter, Superior does not have 9-12 enrollment numbers
3. In the Community chapter, add information about birth rates and open enrollment contributing to declining school numbers

4. In the Land Use chapter, each of the Opportunity Areas have a Built Form page with a Land-Use subsection, and if they have “R-M” as a use, it should be changed to “PD”
5. In the Land Use chapter, in the Community Input subsection of the Superior Marketplace Opportunity Area, reword the last sentence regarding the NW Superior Subarea Plan, because it currently sounds like there was general consensus on development ideas and when there wasn’t
6. In the Land Use chapter, in the Constraints subsection of the Superior Marketplace, add traffic, similarly to Zaharias
7. In the Glossary, affordable housing can be both for rent and for sale

ii. PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE APPROVAL

1. Jay Slater, neighbor on Marshall Road, comments on 76<sup>th</sup> Street Opportunity Area
2. Donelle Slater, neighbor on Marshall Road, comments on 76<sup>th</sup> Street Opportunity Area
3. Tim Peterson, resident, comments on Land Use and Economic Development
4. Nadim Ferzli, Sagamore resident, comments on 76<sup>th</sup> Street Opportunity Area
5. Diana Leiker, Sagamore resident, comments on 76<sup>th</sup> Street Opportunity Area
6. Stephanie Baer, Sagamore resident, comments on 76<sup>th</sup> Street Opportunity Area

iii. Planning Commission discuss Comprehensive Plan Update

MOTION: Commissioner Ryan Mojo moved to recommend approval of the 2025 Comprehensive Plan subject to review of building scale, land use, and zoning, to align with density of housing with levels that consider wildfire risk, traffic, and focus on issues like missing-middle housing, Seconded by Commissioner Amanda Vaughan

VOTE: Motion carried 6-2

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

NOES: Commissioner Michael Barnes, Commissioner Michael Gordon

ABSTAIN: None

b. Town's Municipal Code, Chapter 11 & 16 – Land Use

- i. Renae Stavros, Planning & Building Director, presents updates to Chapter 16, pertaining to EV Charging

MOTION: Chair David Harper moved to recommend adoption of amendments to the Town's Municipal Code, Chapter 11 & 16, pertaining to EV Charging, Seconded by Commissioner Ryan Mojo

VOTE: Motion carried 7-1

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Michael Gordon, Commissioner Ryan Mojo, Commissioner Anne Shanahan

NOES: Commissioner David Gross

ABSTAIN: None

- ii. Renae Stavros, Planning & Building Director, presents updates to Chapter 11, pertaining to Property Drainage & Stormwater

MOTION: Commissioner Steve Witte moved to recommend adoption of amendments to the Town's Municipal Code, Chapter 11 & 16, pertaining to Property Drainage & Stormwater, subject to the addition of "causing adverse effect" at the end of the statement "upon an adjoining property" in Sec. 16-26-20. – Property Drainage, Seconded by Chair David Harper

VOTE: Motion carried 6-2

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Ryan Mojo, Commissioner Anne Shanahan

NOES: Commissioner Michael Gordon, Commissioner David Gross

ABSTAIN: None

**6. UPDATES**

- a. Block 7, Food Hall, working on resubmittal
- b. Next meeting, February 17<sup>th</sup>, review Exterior Lighting Code amendment

## **7. ADJOURNMENT**

Chair David Harper adjourned meeting at 9:58PM



## Item Number:4.a.

### Information for Meeting of the Superior Planning Commission

<b>Agenda Item Name:</b>	An Ordinance of the Town Council of the Town of Superior amending various sections of Chapter 16 the Superior Municipal Code, regarding exterior lighting standards
<b>Meeting Date:</b>	February 17, 2026
<b>Presented By:</b>	Renae Stavros, Planning and Building Director
<b>Presented For:</b>	Action

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#### Background:

Town Staff recommends updates and amendments to the Town's Municipal Code from time to time. The purpose of the proposed exterior lighting amendments is to qualify and quantify exterior lighting requirements and consolidate the requirements into one section of the Municipal Code. The current lighting code is not specific enough for enforcement purposes, using language that is subjective rather than objective. The amendment language is intended to provide specific language related to the amount of light permitted to trespass over a property line. It further eliminates the separation of exterior lighting standards throughout the code and moves all exterior lighting requirements into one Section, Sec. 16-20-30.

Other municipalities' exterior lighting standards are, in many cases, less specific than the proposed language:

Louisville:

- Light sources shall not produce glare so as to cause illumination in any residential district in excess of five-tenths footcandle.
- Exterior building surfaces visible from adjoining residential districts shall not be illuminated by means of direct or indirect lighting.

Lafayette:

- Exterior lighting, which is a part of the architectural concept, does not shine directly on adjacent properties.

Broomfield:

- Exterior lighting shall not create glare or spill overlight to adjacent properties.

Wheat Ridge:

- All exterior lighting shall be designed and situated so that substantially all of the directly emitted light falls within the property boundaries.
- Exterior lighting shall also be designed and situated so that no incidental or reflected light interferes with reasonable enjoyment of adjacent land uses, or safe movement of motor vehicles on public streets.
  - Outdoor lighting should provide safety for pedestrians and reduce glare onto adjacent properties and into the night sky.

The proposed updates include the Purpose, Definitions, Applicability, Standards, and Legal Nonconforming Situations. Generally, the code is intended to minimize light trespass at the property line and provide measurable means for enforcement. All existing fixtures and lighting will become legally non-conforming and may continue to be used and maintained until the fixtures or lighting are replaced.

**Recommendation:**

Staff recommends that the Planning Commission recommend approval of the proposed Ordinance amending various sections of Chapter 16 in the Superior Municipal Code, regarding exterior lighting standards.

**Budget Implications:**

**Motion:**

**Attachments:**

1. Outdoor Lighting-0021126-1

**Town of Superior  
Ordinance Number O-  
Series 2026**

**An Ordinance of the Town Council of the Town of Superior  
amending various sections of Chapter 16 of the Superior  
Municipal Code regarding outdoor lighting standards**

**Whereas**, the Town desires to amend the Superior Municipal Code (the "Code") to adopt certain regulations regarding outdoor lighting standards in the Town;

**Whereas**, on \_\_\_\_\_, 2026, the Planning Commission considered the changes to the Code contained herein and recommended adoption; and

**Whereas**, after giving due consideration to the issue, the Town Council finds it is in the best interest of the public health, safety and welfare to adopt the following changes to the Code.

**Now, therefore, be it ordained by the Town Council of the Town of Superior, Colorado:**

**Section 1.** Section 16-20-30 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 16-20-30. – Outdoor lighting requirements.**

(a) *Purpose.* The purpose of this Section is to prevent the trespass of artificial light in the Town in ways that constitute a hazard to public safety or interfere with the quiet enjoyment of private property, preserve the visual quality of the night sky, curtail light pollution, reduce skyglow, and promote energy conservation in the Town.

(b) *Definitions.* For purposes of this Section, the following terms shall have the following meanings:

*Luminaire* means a complete lighting unit, including the light source, housing, optics, electronics, and other necessary components for the purpose of providing outdoor illumination.

*Nighttime hours* means the time between 9:00 p.m. and sunrise or 8:00 a.m., whichever comes earlier. For businesses and events with operating hours later than 9:00 p.m., nighttime hours will begin thirty (30) minutes after closing.

*Non-essential lighting* means decorative or aesthetic outdoor lighting that is not necessary for the safety or security of individuals and property, including without limitation landscape lighting, decorative lighting, illuminated signage or advertising after business hours, and façade lighting.

(c) *Applicability.* This Section shall apply to all sources of outdoor lighting installed or replaced within the Town, except for the following:

- (1) Lighting within a public right-of-way or easement for the purpose of illuminating streets, roads, or sidewalks;
- (2) Underwater lighting in swimming pools and other water features;
- (3) Temporary lighting from November 15 through January 15, provided that individual lamps have a light output of seventy (70) lumens or less;
- (4) Lighting required by state or federal law; and
- (5) Lighting approved by the Town for special events, provided the lighting meets the light trespass requirements in Section 16-20-30(d)(5).

(d) *Standards.*

- (1) Outdoor luminaires shall be shielded so that no light is emitted above a horizontal plane running through the lowest point of the luminous elements.
- (2) There shall be no single outdoor luminaire brighter than one thousand five hundred (1500) lumens.
- (3) Outdoor luminaires located on buildings shall not be located above the eave line or above the top of the parapet wall.
- (4) Outdoor luminaires that are mounted on a building wall facing a lot line adjacent to a residential use or public right-of-way shall be fitted with a shield on the side facing the residential use or public right-of-way to minimize any light trespass.
- (5) Light trespass leaving properties within residential zone districts or planned development zone districts with a primarily residential use shall measure no greater than one (1) lux. Light trespass leaving properties within any other zone district shall measure no more than three (3) lux. Light trespass is measured at any location along a property line both horizontally at the ground plane facing upward and vertically at one-point-five (1.5) meters above grade with the meter aimed toward a luminaire.
- (6) Non-essential lighting shall be extinguished during nighttime hours.

(7) Luminaires activated by motion detection shall automatically turn off or return to their dimmed state no more than five (5) minutes after activity is no longer detected.

(e) *Legal nonconforming situations.*

(1) Any outdoor luminaire that was lawfully installed prior to March 6, 2026, but that does not comply with the requirements of this Section is declared to be a legal nonconforming luminary.

(2) A legal nonconforming luminaire may continue to be used and maintained after the adoption of this Section, provided that no luminaire shall be used or changed in a way that increases or exacerbates its nonconformity.

(3) All legal nonconforming luminaires shall be brought into compliance with the requirements of this Section upon the replacement of the legal nonconforming luminaire.

**Section 2.** Sections 16-20-50(a)(4), 16-20-60(a)(5), 16-20-70(c) and 16-20-90(c) of the Superior Municipal Code are hereby repealed in their entirety.

**Section 3. Safety.** This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

**Section 4. Effective Date.** This Ordinance shall take effect 10 days after publication following adoption.

**Introduced, read, passed and ordered published this \_\_\_\_\_ day of \_\_\_\_\_, 2026.**

\_\_\_\_\_  
Mark Lacis, Mayor

**Attest:**

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Shannon Dujardin, Town Clerk