



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
FEBRUARY 4, 2026

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. **CALLED MEETING TO ORDER– By Brandon Figliolino at 6:15 P.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

Those present: Andrew Gay, Brandon Figliolino, Tom Aljinovich, Eric Doner, Steve Hannan, Miriam McGilvray

THOSE ABSENT

Tim Knapp

ALSO PRESENT: Rob Smetana, City Planning Manager; Jessica Garner, Director of Community and Economic Development; Kelsy Sargent, Sr. Ass't. City Attorney; Josie Suk, Deputy Director of Community and Economic Development; Julia Duncan, Sr. Planner; Don Oliphant, City Engineer, Dixielee Rodriguez, Recording Secretary Jake Sawaya, Senior Development Engineer; Nora Steenson, Deputy City Attorney

MOTION:

It was moved to excuse Tim Knapp.

DISCUSSION OF MOTION

None

Those voting Yes: McGilvray, Hannan, Aljinovich, Doner, Gay, Figliolino

Those voting No:

Those absent: Knapp

The motion carried: 6-0

4. **APPROVAL OF MINUTES**

January 21, 2026. The minutes stand approved as printed with the following corrections:
Doner's name is incorrectly spelled after page 21, changes made.

5. GENERAL BUSINESS

None

6. REPORTS

None

7. PUBLIC COMMENT

There being no one wishing to speak. Public Comment was closed.

8. PUBLIC HEARINGS

8.A. Candelas Parcels 1-2, 1-5, and 1-6 Major Comprehensive Plan Amendment and Rezoning, generally located at the northeast intersection of Highway 72 and Highway 93

Mr. Figliolino swore in all guests that will be speaking.

Mr. Figliolino opened the public hearing.

Mr. Figliolino asked if all of the required documents were in order.

Ms. Duncan stated the posting notices were in order.

Mr. Figliolino entered into the record the staff report for DA2025-0042 dated February 4, 2026, publication and all public comments received.

Mr. Figliolino asked Ms. Duncan to introduce the project.

Ms. Duncan Introduced the project

Carolyn White, with Browstein Hyatt Farber Schreck introduced the parcels of 1-2, 1-5 and 1-6 and that they would like to change the use of these spaces. There is an increased need for diverse housing. They would like to change the comprehensive plan and zoning to reflect these desired changes.

- 1-2 to HCR, PUD-BP
- 1-5 From NC to MDR, Rezoned from PUD-BP to R13
- 1-6 from NC to SR, Rezone from PUD -BP to R6
- There will be less density as the property goes east
- most of the commercial will be closest to Highway 93

Ms. White explained the difference between the changes and what would be allowed if the Zoning Changed

Peter Wall 1580 Lincoln Street Denver CO of Wall Cane Associates stated that they had 47 individuals in attendance and that were concerned about traffic, preserving views, general metro district concerns

they made a few changes due to the neighborhood feedback, changing the density from west to east. Single stories were requested.

showed examples of what it could be at the current zoning of commercial, compared to what they are proposing. 1st row of homes will be single story

this aligns with the housing strategic plan

Traffic engineer, Curtis Rowe with Kimley Horn Greenwood Village stated that there would be 4 driveways as part of this development. 1 on highway 93. All driveways have been approved by CDOT. All parcels can utilize all driveways. By changing the zoning, it reduced the amount of traffic in the area.

Wildfire resiliency- the team has had conversations with Arvada Fire and state. Will be good with the new rules that will be implemented.

Regarding criteria number 2, they will be more compatible than what is already in the current zoning.

Less impact on the adjacent properties.

Parks and trails , more than what are expected to be dedicated.

Support amending the comprehensive plan

Community focused development.

PUBLIC COMMENT

IN FAVOR

Jebb Benson of 9415 Ingram Street thinks that this is something that will blend well with the area. Concerned about the intersection with Hallett. Residential construction is incredibly messy, and the area is extremely windy. Asking that the construction site thinks about the condition that the builders leave the area and use some kind of trash disposal that can be covered so it is not blowing all over.

IN OPPOSITION

James Damschroder 9457 Iron Mountain Way shows some photos of his back property. Life wide open, states that there are bald eagles, coyotes. He is concerned about his blocked view, and states that he would not have picked this property if he knew this was going in . He wants a place that has views and has nature.

Jack Damschroder 9457 Iron Mountain Way states that the school has over 1200 students and there would be a lot more traffic and a lot more school aged kids. He thinks that it would be disrespectful to the teachers and the people that work there. Building another school would waste a lot of time and money. Let the animals keep a normal life.

There being no one else wishing to speak. Public Comment was closed.

APPLICANT REBUTTAL

Ms. White stated that she agrees with the concern about construction debris but stated that those specific requirements should be addressed during the site plan/development permit stage, not with the current rezoning.

- Affirmed commitment to already-promised low profile homes and open/park space
- Explained commercial parcels' likely future uses: Automotive, small scale retail, healthcare/urgent care, possibly hotel/extended stay, making use of highway visibility but recognizing local demand and isolation

QUESTIONS FROM THE COMMISSION

Mr. Hannan stated that R6 allows 35 feet, how would we go about that.

Ms. Duncan stated that there is a Development Agreement that would go along with this.

Mr. Hannan questioned about the Metro District

Greg Bradbury, President JCMD 1, it will be in JCMD 1. Total of 6 Metro Districts in the area.

Andrew Gay asked about 1-2 heights of buildings, pg 6 of the staff report. Any future Entitlements are subject to Administrative approvals.

Ms. Duncan stated that Planning Commission would not see that part

Eric Doner asked if the project had asked about schools.

Mr, Bradbury stated that the they gave 18 acres by King Soopers to the school, but nothing has been built yet

Miriam McGilvray asked about infill in regards to the staff report?

Ms. Duncan stated that it is infilling the yet to be developed areas.

Ms. McGilvray asked about water for the area. The applicant can not move forward without allocations of water.

Mr. Bradbury stated that there is water to build out once Gross Reservoir is completed.

Ms. White stated about the parks, they are on the concept plan.

Mr. Figliolino asked what kind of commercial will potentially be put in.

Mr. Bradbury stated that there may be something similar to what is already there. He thinks there will be vehicle related uses out there.

Mr. Gay doesn't think it meets Comp Plan Policy L-2. willing to approve it if we maintain it. He would like to add Conditional Approval.

Mr. Hannan stated that he likes that this is much less impactful than commercial.

MOTION 1:

It was moved by Mr. Aljinovich, that, CP2026-0001 a Resolution by the Planning Commission for the City of Arvada, Colorado to Amend the 2014 Arvada Comprehensive Plan Land Use Designation Pertaining to a Portion of Candelas Parcel 1-2 From City of Arvada Neighborhood/Community Commercial to City of Arvada High Density Residential, a Parcel of Land Located at the Northeast Corner of the Intersection of Highway 72 And Highway 93, be approved and ratified by the City Council subject to the condition stated in the Staff Report, Page 14

This motion is based on the findings of fact and approval criteria on Page(s) 11 & 12 of the Staff Report.

DISCUSSION OF MOTION

Those voting Yes: McGilvray, Hannan, Ajinovich, Gay, Doner

Those voting No: Figliolino

Those absent: Knapp

The motion carried: 5-1

MOTION 2:

It was moved by Mr. Aljinovich , that Rezoning a portion of Candelas Parcels 1-2 from PUD (Planned Unit Development) to R-24 (High Density Residential) , generally located at the northeast intersection of Highway 72 and Highway 93, be recommended to City Council for approval subject to the condition stated in the Staff Report, Page 14 (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 13 of the Staff Report

DISCUSSION OF MOTION

Those voting Yes: McGilvray, Hanna, Ajinovich, Doner, Gay, Figliolino

Those voting No:

Those absent: Knapp

The motion carried:6-0

MOTION 3:

It was moved by Mr. Aljinovich, that rezoning a portion of Candelas Parcels 1-2 from PUD (Planned Unit Development) to CG (General Commercial), generally located at the northeast intersection of Highway 72 and Highway 93., be recommended to City Council for (approval subject to the condition stated in the Staff Report, Page 14) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 13 of the Staff Report.

DISCUSSION OF MOTION

Those voting Yes: McGilvray, Hannan, Doner, Ajinovich, Gay, Figliolino

Those voting No:

Those absent: Knapp

The motion carried: 6-0

MOTION 4:

It was moved by Mr. Aljinovich, that a Resolution by the Planning Commission for the City of Arvada, Colorado to Amend the 2014 Arvada Comprehensive Plan Land Use Designation of Candelas Parcel 1-5 From City of Arvada Neighborhood/Community Commercial to City of Arvada Medium Density Residential, Parcel of Land Located at the Northeast Corner of the Intersection of Highway 72 and Highway 93 be recommended to City Council for ratification. (subject to the condition stated in the Staff Report, Page 14) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 11-13 of the Staff Report

DISCUSSION OF MOTION

Those voting Yes: McGilvray, Hannan, Doner, Ajinovich, Gay, Figliolino
Those voting No:
Those absent: Knapp
The motion carried: 6-0

MOTION 5:

It was moved by Mr. Ajinovich, that rezoning a portion of Candelas Parcels 1-5 from PUD-BP (Planned Unit Development Plan- Business, Professional) to R-13 (Medium Density Residential), generally located at the northeast intersection of Highway 72 and Highway 93., be recommended to City Council for (approval subject to the condition stated in the Staff Report, Page 14) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 13 of the Staff Report

DISCUSSION OF MOTION

Those voting Yes: McGilvray, Hannan, Doner, Ajinovich, Gay, Figliolino
Those voting No:
Those absent: Knapp
The motion carried: 6-0

MOTION 6:

It was moved by Mr. Ajinovich, that, CP2026-0003 A Resolution by the Planning Commission for the City of Arvada, Colorado to Amend the 2014 Arvada Comprehensive Plan Land Use Designation of Candelas Parcel 1-6 from City Of Arvada Neighborhood/Community Commercial to City of Arvada Suburban Residential, A Parcel of Land Located at the Northeast Corner of the Intersection of Highway 72 And Highway 93, be approved and ratified by the City Council subject to the condition stated in the Staff Report, Page 14 (denied).

This motion is based on the findings of fact and approval criteria on Page(s) 11 & 12 of the Staff Report

DISCUSSION OF MOTION

Those voting Yes: McGilvray, Hannan, Doner, Ajinovic, Gay, Figliolino

Those voting No: Figliolino

Those absent: Knapp

The motion carried: 5-1

MOTION 7:

It was moved by Mr. Ajinovich, that a rezoning of Candelas Parcels 1-6 from PUD-BP (Planned Unit Development Plan- Business, Professional) to R6 (Residential 6 District), generally located at the northeast intersection of Highway 72 and Highway 93., be recommended to City Council for (approval subject to the condition stated in the Staff Report, Page 14) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 13 of the Staff Report

DISCUSSION OF MOTION

Those voting Yes: McGilvray, Hannan, Doner, Ajinovich, Gay, Figliolino

Those voting No:

Those absent: Knapp

The motion carried: 6-0

8.B. An Ordinance Repealing and Reenacting or Amending Various Sections of the Land Development Code of the City of Arvada City Code Relating to Short-Term Rentals

Mr. Figliolino swore in all guests that will be speaking.

Mr. Figliolino opened the public hearing.

Mr. Figliolino asked if all of the required documents were in order.

Deputy City Attorney Ms. Nora Steenson and Rob Smetana stated the posting notice is in order, and public comments were received. Correction to the staff report: change from affordable multi family housing project to Market rate townhome project.

Purpose: Revise 2020 Short Term Rental Ordinances to ease administration and clarify enforcement; in response to ongoing issues and City Council direction:

- There was a public survey sent out in December of 2025
- Study sessions were held Jan/Feb 2025 and Dec 2025

- Council passed the 1st Reading of amendments February 3, 2026. 2nd Reading and Public Hearing are set for February 17, 2026.
- Separate Public meeting set for new STR program rules set for Feb 12, 2026 at 4 pm in Ann Campbell Room

three provisions of the LDC, 3-1-5-3 requiring that a real person be the licensee. LLC, will need to have a real person to be the permittee.

They are asking that permittees to only have (1) property as opposed to the (3) they are allowed to have now.

grandfathered permits before 12/1/2025 to have more than 3 or be owned by an LLC. All new ones will be held to the new rules.

Expanded detail on enforcement procedures and CED Director authority

11-3-3-1 doesn't currently have definitions to STR's, they have added new definitions.

PUBLIC COMMENT

Mr. Figliolino opened the hearing for comments from the public.

PUBLIC COMMENT

IN FAVOR

Robin Phipps; Newman Street Short Term Rental owner for a few years. Is in agreement with the new rules. We need to be careful with regulations, most people are not coming to Arvada, they are using it as base camp and like it and come back next time they come to CO. Limiting to (1) could cause issues. The people that have more than 1 are making it a business.

IN OPPOSITION

NONE

There being no one else wishing to speak. Public Comment was closed.

APPLICANT REBUTTAL

QUESTIONS FROM THE COMMISSION

Mr. Hannan asked why we are only allowing 1.

Jessica Garner stated that after an analysis was completed, what other municipalities are doing. Generally, most municipalities only allow 1 license.

Mr. Hannan appreciates the grandfathering of current license holders.

Ms. McGilvray asked about not having an LLC, have an actual person.

Ms. Steenson stated that it helps with communication of someone for the property.

Ms. Garner stated that this will help

Mr. Figliolino asked how many STR the city has?

Ms. Garner stated that it is a moving target. We have implemented Granicus to assist us with tracking this. We currently have about 600, with people being reached out to those that are not in compliance to get them in compliance.

Mr. Figliolino asked how many staff are working on this?

Ms Garner stated that we have 1 dedicated staff planner along with Code Enforcement. They will have inspections done by a third party team for us to keep on file. As we grow, we are trying to monitor this and where issues may arise. Fee's have increased to try to help with future money needed.

MOTION 1:

It was moved by Mr. Aljinovich, that an Ordinance Repealing and Reenacting or amending various sections of the Land Development Code of the City of Arvada City Code Relating to Short-Term Rentals, Be Recommended To City Council For (Approval)(Denial).

This motion is based on the findings of fact and approval criteria in the staff report pages 3-4

DISCUSSION OF MOTION

Those voting Yes: McGilvray, Hannan,, Ajinovich, Doner, Gay, Figliolino

Those voting No:

Those absent: Knapp

The motion carried:6-0

8. OTHER ITEMS

Staff would like to cancel the February 18, 2026 and Mar 4, 2026 meetings

Those voting Yes: McGilvray, Hannan,, Ajinovich, Doner, Gay, Figliolino

Those voting No:

Those absent: Knapp

The motion carried:6-0

9. **ADJOURNED** at 7:54 P.M.



Tom Aljinovich, Secretary



Brandon Figliolino, Acting Chair



Heidi Van Gieson, Recording Secretary