



**SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD**  
**May 6, 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 Tim Knapp at 6:15 P.M.**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL OF MEMBERS**

Those present: Andrew Gay, Brandon Figliolino, Tom Aljinovich, Eric Doner, Miriam McGilvray, Tim Knapp

**THOSE ABSENT**

None

**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; Paul Donegan, Sr. Planner-Long Range; Dixielee Rodriguez, Development Technician III; Heidi Van Gieson, Development Technician I

**4. APPROVAL OF MINUTES**

April 1, 2026. The minutes stand approved as printed.

**5. GENERAL BUSINESS**

**A. Overview of the Comprehensive Plan Process**

Ms. Garner introduced Paul Donegan, a Sr. Planner - Long Range. He will present an overview of the Comprehensive Plan Process.

Mr. Donegan went over the comprehensive plan, introducing the team of groups that will be assisting in this process. The Arvada Community, Consultant Team and the City of Arvada. He went into who falls under each of these three categories. This will be a four phase process. The

timeline as follows started March 2026 for Phase 1, August 2026 Phase 2, December 2026 Phase 3 and end of May 2027. There has been Community Engagement already and more to come. Gathering a lot of information from Community Engagement. Also wants to have a variety of voices and perspectives during this process.

Ms. McGilvray asked if Mr. Donegan could be more explicit about the project expectation of the planning commission and when they will be asked to engage in this process?

Mr. Donegan stated that the team plans on doing regular updates to both the Planning Commission and City Council. It will not be every meeting as there may not be significant updates. City staff want to bring questions that come up and policy decisions to the commissioners to get their consent, not just advice.

Ms. Garner added that the city will be coming to the commissioners and City Council at the key milestones.

Mr. Knapp stated following up with Miriam, we likely don't need to meet as frequently as City Council, but I'd support a more regular schedule. I'd also be interested in hearing what the other commissioners think. Even if there's no update at a given time, we could plan occasional joint meetings—separate from formal agendas—where we can come together, listen, and provide input, given our role in adopting this.

Ms. Garner stated we are still identifying opportunities and know it can be challenging to connect with everyone. We'll continue working on that. In the meantime, the website is a great resource, and as Paul noted, the Community Advisory Group will help share updates with the Commission. We also plan to engage with you directly as much as possible.

Mr. Figliolino just a quick comment — he really appreciates the intentional focus on engaging younger populations and high school students. He would also like to highlight the importance of including community members with disabilities. He didn't see them specifically called out in the slide deck, but I'm sure that's on your radar.

Ms. Garner thanked Mr. Figliolino for pointing that out. That's actually where we're working on getting connected. There's a group as well that we're working on bringing together so thank you for that.

**6. REPORTS**

None

**7. PETITIONS & COMMUNICATIONS**

None

**8. PUBLIC COMMENT (Items not on the Agenda)**

None

**9. PUBLIC HEARINGS**

**A. An Annexation, Rezoning and Conditional Use for Revival Industrial, a 5.3980 acre parcel of land approximately located South of State Highway 72, East of 15350 State Highway 72.**

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

Mr. Knapp opened the public hearing.

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

Ms. Duncan stated the publication, mailed notice and signs posted on the property were in order. The Mailing affidavit and posting log has been received and are in order also.

Mr. Knapp entered into the record the staff report, posting log and affidavit, mailing affidavit.

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

Ms. Duncan introduced the project. Good evening, Commissioners, and thank you for having us. The applicant is requesting approval for annexation into the City, rezoning to the MXS (Mixed Suburban) zoning district, and a conditional use. The project proposes an approximately 56,000-square-foot light industrial building on a 5.398-acre vacant parcel near State Highway 72 and Indiana Street, currently in unincorporated Jefferson County. This use requires conditional approval within the MX-S district. All noticing requirements have been met. Based on the project analysis and review of the Land Development Code criteria, staff recommends approval. The project representative will give a brief presentation and is available for any questions.

Bill Smith, 2000 W. Littleton Blvd., Littleton, 80120. Introduces the project wanting to annex from Jefferson County and a rezoning from Jefferson County's SR2 to Arvada's MX-S. Along with a conditional use for light industrial use. Proposing a 56,160 square foot commercial building. The surrounding area already includes commercial and service uses that would support this request. This is also consistent with the Comprehensive Plan and compatible with surrounding uses. Includes buffering, landscaping and streetscape improvements.

**PUBLIC COMMENT**

NONE

**APPLICANT REBUTTAL**

N/A

**QUESTIONS FROM THE COMMISSION**

Mr. Figliolino, asked just a question for the City team—regarding the annexation shown on page 3, it appears somewhat like an island. I want to confirm that it complies with the three-mile contiguity requirement?

Ms. Duncan stated yes the property is located within the city's service area and meets the minimum contiguity requirement, with not less than one-sixth of its perimeter adjacent to existing city boundaries.

Mr. Figliolino asked, is this because of the storage facility next door?

Ms. Duncan stated the site is within the city area and meets the minimum contiguity requirement, with perimeter adjacency to the storage facility, right-of-way, and properties to the north, west near the lake, and south of the reservoir—collectively exceeding the requirement.

Mr. Gay stated he thinks there may be a glitch in the report. On page 2, the table at the bottom shows three sides as incorporated and one side on the east as part of the city, which doesn't seem to support the 52%. So either the table or the calculation is off. I understand the city boundary is technically south of Highway 72, with unincorporated property to the north, but either way, it still exceeds the one-sixth requirement. It just doesn't appear consistent.

Ms. Duncan asked if he was referring to the zoning map in the staff report?

Mr. Gay stated he was referring to the table at the bottom of page 2. It shows the boundaries by direction, and with three sides incorporated, it appears to be less than 52%, so either the table or the calculation is incorrect.

Ms. Duncan stated The table could have been more specific in the zoning column by referencing adjacent zoning, as it did not include the right-of-way.

Mr. Gay asked if the annexation does not pass would the last two motions need to be voted on?

Ms. Sargent stated that is correct the last two motions will be voted on.

Mr. Gay asked, is the developer going to pay for the improvements?

Ms. Duncan stated the developer will pay for it. This is a requirement for the annexation.

Mr. Gay inquired about other properties being developed because they are already semi-light industrial buildings that are vacant. If it would be better and if it would be cheaper to fill those instead of expanding and building more? to promote those that already meet the criteria. Does the city keep track of these type of buildings

Ms. Garner stated the city is not in the business of guaranteeing the financial viability of a project. We review and meet city standards. We are obligated to accept those applications. The city does keep track of vacancy in the city and we do have an AEDA team to address this.

Hank Brumley 8 Mesa Oak, Littleton, 80127, explains how the market plays into where and what they build. People want new products with Early Suppression, Fast Response (ESFR) sprinklers, new modern windows, clear height, and the situation of parking on sites. Will see older products sit vacant.

Ms. McGilvray asked what is the thought process behind the rezone to MX-S instead of an industrial or commercial zone so you would not need the conditional use permit?

Ms. Duncan reference comprehensive plan and supported by the north west sub-area plan, this area is designated as mixed use. Under future land use for this area, it can only be MX-S, MX-T or MX-U. No other zoning district would be consistent in this area.

Ms. McGilvray asked if the description of Mixed Use Suburban land use category references light industrial use but it is not in the zone table for allowable zones, and staff is viewing it very black and white?

Ms. Duncan stated this is correct.

Ms. McGilvray asked about on page 3 of the environmental site assessment dated 2019 and nothing has changed that would require that to be a more recent study?

Ms. Duncan stated with the site plan amendment and minor subdivision plat and eng will do a pre application with questions of change in the environment. The city would require a new Environmental Site Assessment (ESA). To the city's knowledge there is no change.

Peter Brumley, 8 Mesa Oak, Littleton, 80127, He has placed 3 tenants in spaces like this. When he did mailers he put in a business card. From that he did receive phone calls that did support this. There is no guarantee who will go in these suites and we all recognize patterns. This business use makes a lot of sense for this area.

Mr. Knapp asked for the design of this facility. Is there an intended type of use for this building? Is this intended to be for storage, a showroom, what is the intent?

Mr. P. Brumley stated The number of uses are large. Storage uses will go to bigger buildings for the use of racking. There are not a lot of those kinds of buildings here.

Mr. H. Brumley stated one of there primer markets in this area is recreational manufacturing, like ski manufacture, bike manufacture, and backpack manufacture have specific needs and specific uses. This is the perfect building for manufacturing.

Mr. Knapp asked how many tenants could range from one to how many?

Mr. H. Brumley stated 3 to 4 tenants.

Mr. Doner asked about the small urban parks requirement that looks like it ties into a strip of urban parks in front of adjacent property?

Ms. Duncan stated the urban park is in the front of this property in front of the frontage road. There is a frontage requirement and the small urban park contributes to the requirement. This is the strip of land on the concept plan on the north side of the frontage road and state highway 72.

Mr. Doner asked if the developer is going to be responsible to maintain the park?

Ms. Duncan stated yes any maintenance is the developer responsibility.

**MOTION 1:**

It was moved by Mr. Aljinovich, that an Ordinance for Annexation, for Revival Industrial, a 5.3980 acre parcel of land approximately located South of State Highway 72, East of 15350 State Highway 72, in the City of Arvada, County of Jefferson, State of Colorado be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 7 of the Staff Report.

**DISCUSSION OF MOTION**

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

Those voting No:

Those absent: None

The motion carried: 6-0

**MOTION 2:**

It was moved by Mr. Aljinovich, that an Ordinance Rezoning certain land within the City of Arvada, Revival Industrial, from Jefferson County Sr-2 to City of Arvada Mx-S (Mixed-Use, Suburban) and Amending the Official Zoning Maps of the City of Arvada, Colorado, A 5.3980 acre parcel of land approximately located South of State Highway 72, East of 15350 State Highway 72, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 8 of the Staff Report.

**DISCUSSION OF MOTION**

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

Those voting No:

Those absent: None

The motion carried: 6-0

**MOTION 3:**

It was moved by Mr. Aljinovich, an Ordinance Approving a Conditional Use Permit for Revival Industrial, A 5.3980 acre parcel of land approximately located South of State Highway 72, East of 15350 State Highway 72, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 9 and 10 of the Staff Report.

**DISCUSSION OF MOTION**

Mr. Figliolino stated he just wanted to thank the developer for a quality project.

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

Those voting No:

Those absent: None

The motion carried: 6-0

10. **OTHER ITEMS**

Staff would like to cancel the Planning Commission meeting for May 20th and June 3rd.

Mr. Knapp moved to cancel these meetings..

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

Those voting No: None

Those absent: None

The motion carried: 6-0

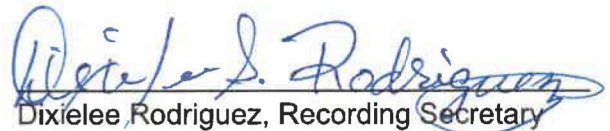
11. **ADJOURNED** at 7:13 P.M.



Tim Knapp, Chair



Tom Ajinovich, Secretary



Dixielee Rodriguez, Recording Secretary