



TOWN OF FIRESTONE
Planning & Zoning Commission
MINUTES
July 17, 2025

1. Call to Order & Roll Call

The Planning and Zoning Commission of the Town of Firestone met for a Regular Meeting on July 17, 2025, at the Police Department & Municipal Court building, 9900 Park Avenue, Firestone, Colorado. Chair Sutton called the meeting to order at 06:02 PM

The following were present upon the call of the roll:

Chair: Jim Sutton
Vice Chair: Tim Spiegelberg, **Absent**
Commissioners: Dennis Haney
John Damsma
Pat Conner, **Absent**
Pat Young
David Whelan, **Excused**
Scott Franks

2. Pledge of Allegiance

Chair Sutton led the pledge of allegiance.

3. Approval of Agenda

Motion by Commissioner Haney, **second** by Commissioner Young, for Approval of Agenda. All in Favor, **Motion carried.**

4. Approval of Minutes

a. Approval of the February 6, 2025, Meeting Minutes

Motion by Commissioner Haney, **second** by Commissioner Franks, for Approval of the Minutes. All in Favor, **Motion carried.**

5. Public Comment * (maximum time permitted for all Public Comment is 30 minutes)

No members of the public came forward for Public Comment.

6. Public Hearings

- a. **PUBLIC HEARING: RESOLUTION PC 25-05:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE DENMORE FILING 5 PRELIMINARY SUBDIVISION PLAT

The public hearing was opened at 6:09 p.m. by Chair Sutton. Staff presented the proposed resolution recommending that the Board of Trustees approve the Denmore Filing 5 Preliminary Subdivision Plat. Representatives from Tri Pointe Homes, Terracina Design, and Aztek Consultants also provided a presentation, which included an overview of the proposed subdivision and the rationale for the request.

Chair Sutton then opened the floor for public comment; however, no members of the public came forward. The Commissioners proceeded with questions for staff to clarify aspects of the proposal, and staff responded accordingly. The public hearing was closed at 6:38 p.m. by Chair Sutton.

Motion by Commissioner Damsma, **second** by Commissioner Haney, to Approve **PUBLIC HEARING: RESOLUTION PC 25-05:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE DENMORE FILING 5 PRELIMINARY SUBDIVISION PLAT

Roll Call Vote:

Yes: Commissioner Haney, Commissioner Young, Commissioner Damsma, Commissioner Franks

No: None

Abstain: None

Motion carried.

- b. **PUBLIC HEARING: RESOLUTION PC-25-06:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR BAREFOOT LAKES FILING 7E SUBDIVISION

The public hearing was opened at 6:39 p.m. by Chair Sutton. Staff presented the proposed resolution recommending that the Board of Trustees approve the Final Plat for Barefoot Lakes Filing 7E Subdivision. Following staff's presentation, the applicants—Redland Civil Engineering & Landscape, KTG Architecture, and Brookfield Residential—provided an overview of the subdivision proposal and the rationale for the request.

Chair Sutton then opened the floor for public comment; however, no members of the public came forward. The Commissioners asked clarifying questions of staff, and staff responded accordingly. The public hearing was closed by Chair Sutton at 6:57 p.m.

Motion by Commissioner Haney, **second** by Commissioner Franks, to Approve **PUBLIC HEARING: RESOLUTION PC-25-06: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR BAREFOOT LAKES FILING 7E SUBDIVISION**

Roll Call Vote:

Yes: Commissioner Haney, Commissioner Young, Commissioner Damsma, Commissioner Franks

No: None

Abstain: None

Motion carried.

- c. **PUBLIC HEARING: RESOLUTION PC-25-07: A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE REGARDING VESTED PROPERTY RIGHTS**

The public hearing was opened at 7:43 p.m. by Chair Sutton. Town Attorney Keith Martin and staff presented the proposed resolution recommending that the Board of Trustees approve an ordinance amending Title 16 of the Firestone Municipal Code regarding vested property rights. The presentation included an overview of the proposed code amendments and the purpose of the changes.

Chair Sutton then opened the floor for public comment; however, no members of the public came forward. The Commissioners asked clarifying questions of staff and the applicant, and staff responded accordingly. The public hearing was closed at 8:20 p.m. by Chair Sutton.

Motion by Commissioner Damsma, **second** by Commissioner Young, to Approve **PUBLIC HEARING: RESOLUTION PC-25-07: A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE REGARDING VESTED PROPERTY RIGHTS**

Roll Call Vote:

Yes: Commissioner Young, Commissioner Damsma, Commissioner Franks

No: Commissioner Haney

Abstain: None

Motion carried.

7. Discussion/Action

- a. **RESOLUTION PC-25-08: A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES**

**APPROVE THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY PLAN
OF DEVELOPMENT**

Presentations were given by Assistant Town Manager Raelynn Ferrera, Economic Development Director Jill Mendoza, and RVI Consulting, providing an overview of the Firestone Downtown Development Authority Plan of Development.

Motion by Commissioner Young, **second** by Scott Franks, to Approve **RESOLUTION PC-25-08**: A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY PLAN OF DEVELOPMENT

Roll Call Vote:

Yes: Commissioner Young

No: Commissioner Haney, Commissioner Damsma, Commissioner Franks

Abstain: None

Motion failed.

Following the failed motion, additional discussion with Town Attorney Keith Martin and staff took place, after which a second motion was made.

Motion by Commissioner Young, **second** by Commissioner Damsma, to Approve **RESOLUTION PC-25-08**: A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY PLAN OF DEVELOPMENT

Roll Call Vote:

Yes: Commissioner Young, Commissioner Damsma, Chair Sutton

No: Commissioner Haney, Commissioner Franks

Abstain: None

Motion carried.

8. Staff Reports

Todd Bjerkaas, Director of Planning and Development, provided an overview of components related to the Comprehensive Plan. He encouraged the Commissioners to be actively involved and engaged throughout the process and emphasized the importance of sharing their thoughts, wants, and needs with the consulting team. Bjerkaas noted that the Commission's voice is a vital part of shaping the Comprehensive Plan moving forward.

9. Commissioner Comments

There were no comments or reports from the Commissioners.

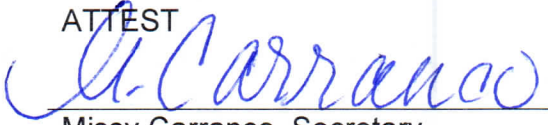
10. Adjournment

Motion by Commissioner Haney, **second** by Commissioner Franks, to adjourn. All in Favor, **Motion carried.**

Introduced and Approved the 18th of September, 2025.

TOWN OF FIRESTONE, COLORADO

ATTEST


Missy Carranco, Secretary




Tim Spiegelberg, Vice Chair