

From: Ken Colaizzi president@trailmark.org 
Subject: Planning Commission Concerns
Date: May 3, 2026 at 8:22 AM
To: Andrea Peters apeters@littletonco.gov, Kyle Schlachter kschlachter@littletongov.org



Hi Andrea and Kyle,

On Monday, April 27th, a few TrailMark residents including myself attended the Planning Commission Hearing at the City of Littleton regarding the building of the proposed 27 new Shea Homes just North of the fire station in TrailMark.

I'm contacting both of you as a voice of concern and a voice of reason. As you may know, on the Planning Commission's agenda that evening was to vote on THREE (3) separate resolutions in order for the builder (Shea Homes) to finally get over the hurdles of the government and start building the 27 homes. Since this project involves an IGA with Jefferson County, the project has taken way longer than anticipated. Jefferson County's Commissioners and Planning and Zoning approved this project in December of 2025.

On April 27th, it fell into the hands of the City of Littleton's Planning Commission for what should have been a swift approval via the scheduled hearing. In contrary, it was quite the opposite. The meeting really didn't follow Robert's Rules of Order. Both the City Clerk and the City Attorney had to educate the Planning Commission Board about motions, and policies that none of the Planning Commission members seemed to understand or follow. It was quite embarrassing and sloppy to say the least.

Furthermore, Planning Commission Chair, Patrick Santana, completely dismissed and ignored the public comments given by TrailMark residents. One of our residents spoke during public comment and handed over the original copy petition of 450+ signatures that she gathered over 10 days of TrailMark residents who pleaded that they all want the new 27 residential homes. Submitting over 450+ signatures proves that more than 50% of our neighborhood is attempting to communicate to the City of Littleton what they desire. During public comment, I even read this letter that I wrote (and included a PDF copy for you) and it was also dismissed and ignored. Public hearings are for the public to come voice their opinions and speak up for their community.

Instead, Patrick Santana kept driving the point home that building 27 new homes would be an excessive cost to the city for calls of service by the police department. Mr. Santana went off on a tangent that police cars cost the city \$500,000 in the lifetime of a police car. He also stated that the Littleton Police Department can't run radar in downtown Littleton because they are always being called to TrailMark - which we know is a lie. Patrick Santana even tried to sell the members in the audience that if there was a commercial building on the land there would be less calls for service than residential homes. Are you kidding me?

Does Mr. Santana not understand that if there were a convenience store on the land being held up at gun point, Littleton Police would still have to respond to that type of call too? He also went off on a rather long tangent about 27 new homes becoming a wild fire risk. Mr. Santana was militant saying the property should stay zoned commercial and not residential. Santana single handedly squashed any type of fair hearing whatsoever with his stubbornness and closed-minded attitude. He's not listening to TrailMark residents!!!

I firmly believe that the Planning Commission owes TrailMark residents and the applicant an apology. I wish you could have been there to witness what we saw firsthand. It was definitely not run like City Council meetings are run!

We have South Metro Fire Station #19 directly across from this parcel of land. Fire risk to any type of building whether it be residential or commercial is a moot point since the fire station is right across the street. We all know that South Metro's response time would be immediate with the proximity of the current fire station. Therefore, Mr. Santana's claims are ludicrous at best. Our community lived without a fire station for its first 15 years.

The builder explained that they've owned the property for over 25 years and there has been no interest in any type of commercial investor buying this property or developing it. The builder also stated that the only commercial type of property that would be appropriate would be a gas station and the city has set a moratorium on building gas stations and the community has screamed loud and clear that they don't want any type of commercial building.

The Planning Commission also scolded the builder (who is the applicant) for not including a financial analysis of commercial property versus residential property. Even the City Attorney and Teri Whitmore had to explain to the Planning Commission members that a financial analysis wasn't a requirement in the application process. The Planning Commission doesn't even know its own processes of the application.

The meeting took over 3-1/2 hours mostly due to lack of education on Robert's Rules of Order, disorganization, and adding personal opinions of Planning Commission members that were off topic and out of line. Residents in TrailMark are **furious** about this project being stalled by the City of Littleton. I've personally emailed the City Clerk, Colleen Norton, twice this week and have been ghosted without any kind of response which seems out of the ordinary for the City of Littleton. Lack of responses by city officials are not only unprofessional, but very disrespectful and rude. I'm left in the dark not knowing is she on vacation, or has she been told not to respond?

We were made aware at the Planning Commission meeting that since only one of the three resolutions were passed by the Planning Commission, that these three resolutions will eventually come to the Littleton City Council for final approval. I would hope that 450+ valid signatures of TrailMark residents, along with the TrailMark HOA's strong endorsement, and the voice of other TrailMark residents who have attended several meetings over the past several years that the City of Littleton would follow Jefferson County's wisdom and approve the 27 new homes to be built.

In conclusion, you both need to know the truth and the facts. This meeting was a complete flop and embarrassment to the city. TrailMark residents are very unhappy and planning to attend more public meetings, including City Council meetings to voice their concerns of not being heard and frankly being ignored by the City of Littleton. A common thread I keep hearing from TrailMark residents is that we pay Littleton taxes and feel ignored and not represented. This was definitely the case on Monday, April 27th at the Planning Commission hearing.

I hope the two of you are able to intervene with some sort of corrective action to calm the waters and understand that TrailMark doesn't want any type of commercial property here. I'm happy to speak to either of you in person or over the phone. I've always enjoyed working with both of you and am confident that the two of you will be understanding and reasonable.

Thank you,

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