



# TOWN BOARD AGENDA

Wednesday, April 22, 2026 at 7:00 PM

**MEETING LOCATION**  
1201 Broad Street, Meeting House, Milliken, CO 80543

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## Zoom Meeting Details

To Join via Zoom

<https://us02web.zoom.us/j/89644327006?pwd=hbQWawY7Nga9PAZKUblvgpIL06AVhw.1>

Meeting ID: 896 4432 7006 Passcode: 878702

One tap mobile +17193594580,,89644327006#,,,,\*878702# US

Join [https://us02web.zoom.us/join/89644327006?signature=gPvC38Si\\_ueTYvSgAjPH-cBV8wxYPkiaF0QobRiiRjw](https://us02web.zoom.us/join/89644327006?signature=gPvC38Si_ueTYvSgAjPH-cBV8wxYPkiaF0QobRiiRjw)  
instructions:

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Swearing In Ceremony**
  - a. **Swearing in for Trustees William "BJ" Cummins, Dan Dean and Riki Rarick**
4. **Seating of the New Board**
  - a. **Mayoral seating of the Board of Trustees**
5. **Roll Call**
6. **Agenda Approval**
7. **Citizen Comments**
8. **Nomination and Selection of Mayor Pro Tem**
9. **Consent Agenda**
10. **Action Agenda**
11. **Discussion Agenda**
12. **Board Reports**
13. **Informational Agenda**
  - a. **Community Development Report**
14. **Other Business**
15. **Adjournment**

## ACCOMMODATION NOTICE

The Town of Milliken complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the Town of Milliken.

In the event you are in need of reasonable accommodation in order to attend or participate in a public meeting conducted by the Town of Milliken, please contact the Town Clerk, Caree Rinebarger at (970) 660-5045 within 3 to 5 days before the scheduled meeting date, in order to allow the Town to better accommodate your request.

**NOTE:**

Agendas will be published no later than 24-hours prior to the meeting.

Headings in this agenda are for organizational purposes only. The Board of Trustees may take formal action on any matter reasonably related to any item listed under any section of this agenda. *Town of Marble v. Darien*, 181 P.3d 1148 (Colo. 2008); *Benson v. McCormick*, 578 P.2d 651 (1978).

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Contact: Caree Rinebarger, Town Clerk  
[CRinebarger@town.milliken.co.us](mailto:CRinebarger@town.milliken.co.us) | (970) 587-4331

# COMMUNITY DEVELOPMENT DEPARTMENT REPORT

April 2026

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Kevin Koelbel  
Community Development Director

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## NOTE ON RECENT ACTIVITIES:

### Current Development Applications:

- **Homestead Grove Subdivision:**  
This is a Final Development Plan application for 899 single-family residential lots on roughly 232 acres. The proposal will also include roughly 53 acres of open space which will include a neighborhood park and various pocket parks. This application is currently under review.
- **Black Mountain Site Plan:**  
This is a Site Plan application for an expansion of the Black Mountain Excavation located at 2705 Center Drive. This site plan is for an expansion of the storage yard into the adjacent lot to accommodate the new tenant and their equipment. This application is currently under review.
- **Public Works Site Plan:**  
This is a Site Plan application for the new storage building at the Public Works Facility located at 2951 Ash St. This is for a new 5,280 square foot building to be utilized for vehicle storage. This application is currently under review

### Proposed Development Applications:

- **Sunfield Filing 3:**  
Staff has been in communication with the developer for a proposal of the 3<sup>rd</sup> Filing of the Sunfield Subdivision. An application is anticipated in the coming months.
- **Prairie Sky:**  
Staff has been in communication with the developer for a proposal of the Prairie Sky Subdivision which would be located at the northwest corner of CR-23 and CR-44. An application is anticipated in the coming months.
- **Rocky State Storage:**  
Staff has been in communication with the developer for a proposal of expanding the Rocky State Storage facility location west of Hwy 257 north of the Thompson Platte Ditch. An application is anticipated in the coming weeks.

### Commercial Construction Activity:

- **The BAE Coffee Shop:**  
The building permit for the BAE Coffee Shop located at Broad and N Irene has been approved, and construction activities are expected to commence any day.
- **Traders Junction:**  
A tenant finish permit has been submitted for a Nail Salon in the Traders Junction shopping center.
- **Mad Russian Golf Course:**  
The Mad Russian is in the process of replacing and expanding the deck associated with their event space at the clubhouse.

### Department Updates:

- The Community Development page on the website has been updated and will continue to be updated over the coming months. Currently development applications are able to be submitted online along with supporting documentation for submittals. The Building Department and other department pages are next for updating.

### Building Permit Updates:

See next page

## Community Development Report

	January 2026	February 2026	March 2026	April 2026	Year Totals
<b>Commercial Alteration</b>					
# Permits	1	1	0	0	2
# Inspections	12	19	4	4	39
Valuation	\$ 22,000.00	\$ 408,000.00	\$ 0.00	\$ 0.00	\$ 430,000.00
Fees Paid	\$ 908.89	\$ 4,934.17	\$ 0.00	\$ 0.00	\$ 5,843.06
<b>Commercial New</b>					
# Permits	0	0	1	1	2
# Inspections	0	0	0	0	0
Valuation	\$ 0.00	\$ 0.00	\$ 55,000.00	\$ 144,895.00	\$ 199,895.00
Fees Paid	\$ 0.00	\$ 0.00	\$ 17,578.30	\$ 0.00	\$ 17,578.30
<b>Commercial One Stop</b>					
# Permits	2	0	2	2	6
# Inspections	3	1	0	7	11
Valuation	\$ 29,700.31	\$ 0.00	\$ 4,251.12	\$ 9,874.10	\$ 43,825.53
Fees Paid	\$ 774.52	\$ 0.00	\$ 413.86	\$ 0.00	\$ 1,188.38
<b>One Stop</b>					
# Permits	46	26	35	27	134
# Inspections	87	200	124	46	457
Valuation	\$ 453,518.94	\$ 207,188.29	\$ 373,832.81	\$ 261,171.60	\$ 1,295,711.64
Fees Paid	\$ 16,055.43	\$ 7,365.87	\$ 12,211.73	\$ 8,624.63	\$ 44,257.66
<b>Residential Alteration</b>					
# Permits	8	1	3	3	15
# Inspections	35	66	28	8	137
Valuation	\$ 144,694.00	\$ 30,000.00	\$ 52,930.00	\$ 83,380.00	\$ 311,004.00
Fees Paid	\$ 6,336.65	\$ 1,317.31	\$ 2,380.71	\$ 3,101.16	\$ 13,135.83
<b>Residential New</b>					
# Permits	1	0	5	0	6
# Inspections	39	25	44	3	111
Valuation	\$ 600,000.00	\$ 0.00	\$ 933,159.00	\$ 0.00	\$ 1,533,159.00
Fees Paid	\$ 81,882.78	\$ 35.00	\$ 63,040.59	\$ 2,634.12	\$ 147,592.49
<b>Residential One Stop</b>					
# Permits	0	10	5	3	18
# Inspections	4	22	9	9	44
Valuation	\$ 0.00	\$ 148,319.57	\$ 39,903.79	\$ 34,986.00	\$ 223,209.36
Fees Paid	\$ 0.00	\$ 4,645.67	\$ 1,369.14	\$ 1,143.26	\$ 7,158.07

Total Permits:                      183            \$236,753.79