

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
September 28, 2023

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday September 28th, 2023.

In the physical absence of Chair Mike Simone, Vice-Chair Bush White conducted the meeting, calling it to order at 6:00 PM

ROLL CALL

Commissioners Present: Vice-Chair Bush White, members Kathy Kvasnicka
Chair Mike Simone, member Jimmy Dominguez, and member Thomas Holton who arrived at 6:06 PM, all attended virtually via GoToMeeting.

City Staff Present: Planner Clay Hartley, Planning Administrative Assistant Hailey McKay, and Public Works Director Roy Vestal

APPROVAL OF AGENDA

Kathy Kvasnicka moved to approve the agenda, Chair Mike Simone seconded.

CONSENT AGENDA

Chair Mike Simone moved to approve the consent agenda and Kathy Kvasnicka seconded.

PUBLIC COMMENT

There were no public comments.

ACTION ITEMS

P2023-006 Murata Farms Townhomes Preliminary Plat

City Planner Clay Hartley introduced the action item for reviewal and recommendation of the Murata Farms Townhomes Preliminary Plat for City Council. The Murata farms development is located on land that is south and adjacent to Highway 52 and west and adjacent to County Rd. 29 1/2. The property is approximately 5.53 acres. Mr. Hartley stated that the application seeks to continue the development within the Murata Farms Community. This property is zoned PUD, and all notification requirements have been met including publication in the newspaper and posting of notification on the property. Additionally, all property owners within a 500' radius of the proposed development have been notified by mail

The applicant had representative Tim Buschar from Cola, LLC in attendance to present their proposal to Commissioners. Mr. Buschar addressed how this is filing number 2. Mr. Buschar addressed the two styles of townhomes being provided which are tri-plex and four-plex units. He also provided the options for elevations for the units as well as pictures of similar units being built in Colorado Springs. Mr. Buschar mentioned the trail system that will be provided and the many pocket parks around the area.

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Vice-Chair White opened to Commissioner Comments.

Commissioners addressed their comments and questions with the applicant which included:

- Parks
- The existing oil field located in the vicinity
- Open space

Vice-Chair White opened the public comments section at 6:16 PM.

There were no public comments.

Vice-Chair White closed the public comments section at 6:16 PM.

Commissioner Kvasnicka moved to approve P2023-006 Murata Farms Townhomes Preliminary Plat,
Commissioner Holton seconded.

Motion passed unanimously.

DISCUSSION ITEMS

There were no discussion items.

FUTURE BUSINESS

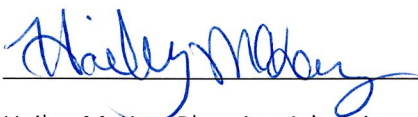
The next meeting of the Planning Commission will be on October 12th, 2023 at 6:00 PM.

ADJOURNMENT

Commissioner Kvasnicka moved to adjourn the meeting, Commissioner Dominguez seconded.

Vice-Chair White adjourned the meeting at 6:18 PM.

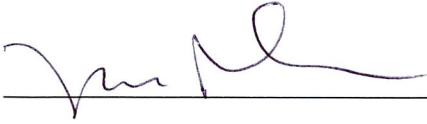
Submitted by



Hailey McKay, Planning Administrative Assistant

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Approved by Planning Commission

A handwritten signature in blue ink, appearing to read 'Mike Simone', is written over a horizontal line.

Mike Simone, Chair