

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 27, 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 June 8th, 2023.

Chair Mike Simone called the meeting to order at 6:00 PM

ROLL CALL

Commissioners Present: Chair Mike Simone, Members Kathy Kvasnicka, Thomas Holton, and Jimmy Dominguez. Vice-Chair Bushrod White arrived at 6:03 PM

City Staff Present: Planning Director Todd Hodges, Development Review Engineer David Rausch, Planners Magaly Morales-Tejada, and Sean McDermott, and Planning Administrative Assistant Hailey McKay. Public Works Director Roy Vestal attended virtually via GoToMeeting.

APPROVAL OF AGENDA

Thomas Holton moved to approve the agenda, Kathy Kvasnicka seconded.

CONSENT AGENDA

Thomas Holton moved to approve the consent agenda and Kathy Kvasnicka seconded.

PUBLIC COMMENT

There were no public comments.

ACTION ITEMS

P2023-005 Development Code Amendment

City Planner Magaly Morales-Tejada introduced the action item for reviewal and recommendation of the Development Code Amendment for City Council. Items from the Code that were addressed were:

- Addition of the Concept Plan procedure to Table 2-1 and the addition of a corresponding section that further details a procedure for Concept Plans. (2.02 D)
- Addition of the Comprehensive Plan Amendment procedure to Table 2-1 and the addition of a corresponding section that further details a procedure for Comprehensive Plan Amendments. (2.14)
- Changes to the timing and location of a Neighborhood Meeting. (2.01 D)
- Changes to the criteria for an Administrative Site Plan. (2.05)
- Changes to the criteria for a Site Plan. (2.06)
- Correction of Manufacturing and Industrial Services types to match definition of uses. (Table 4-1)
- Addition of Storage and Warehousing as a Special Use Permit to the C-2 and I-1 Zone Districts. (Table 4-2)
- Changes to the criteria of the height for Ground Mounted accessory uses in Renewable Energy Facilities. (4.03 D)
- Correction of density bonus, from "additional" to "total" (5.05 C)
- Removal of maximum secondary building size (Table 6-2)

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- Reincorporating specific language from the previous parking standards in the Municipal Code into new parking design standards (7.04 E)
- Reincorporating specific language from the previous fencing standards in the Municipal Code into Section 8.05
- Changes in criteria for monument and residential gateway signs
- Repeal and replacement of Section 10.01.

Development Review Engineer David Rausch addressed the changes for the repeal and replacement of Section 10.01 to follow the current format of FEMA in order for the City to maintain in compliance with regards to the requirements and regulations of floodplain management.

There was discussion concerning the adoptions of regulations to the municipal code when there are changes enforced by FEMA.

Mr. Rausch addressed those concerns.

PUBLIC COMMENT

Chair Simone opened to public comments at 6:31 PM.

Brandon from 733 Beth addressed the commissioners about his positive interactions with staff, and his appreciation for the readability of the current code.

Chair Simone closed the public comments section at 6:32 PM and opened up for Commissioners comments.

Commissioner Holton moved to approve P2023-005 Development Code Amendment, Commissioner White seconded.

Motion passed unanimously.

DISCUSSION ITEMS

There were no discussion items.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on August 10, 2023 at 6:00 PM.

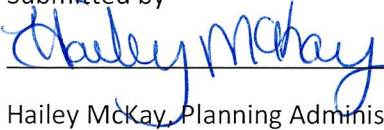
ADJOURNMENT

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

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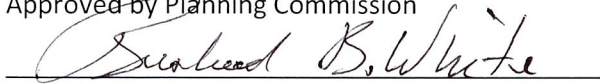
Chair Simone adjourned the meeting at 6:36 PM.

Submitted by



Hailey McKay, Planning Administrative Assistant

Approved by Planning Commission



Mike Simone, Chair

Bush White vice chair