

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 8th, 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 6:02 PM

ROLL CALL

Commissioners Present: Chair Mike Simone, Vice-Chair Bushrod White, Members Kathy Kvasnicka, Thomas Holton.

Jimmy Dominguez joined the meeting at 6:18 PM.

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

APPROVAL OF AGENDA

Bush White moved to approve the agenda, Kathy Kvasnicka seconded.

CONSENT AGENDA

Bush White moved to approve the consent agenda and Kathy Kvasnicka seconded.

PUBLIC COMMENT

There were no public comments.

PROCEEDING OF MEETING

Chair Mike Simone read a statement outlining the processes of the Planning Commission as it pertains to how the meeting will proceed. He stated what the purpose of the Planning Commission is, and who appoints them. He addressed how the Commissioners determine whether an application complies with the comprehensive plan, and whether or not it complies with the city's codes and regulations. He ended by addressing that the Planning Commissioners may discuss the matter, ask further questions that may take some kind of action such as recommending approval or denial of the application to City Council, or they could table or continue the application to a future meeting. The applicant will have the ability to speak at that planning commission meeting if a continuation is decided.

ACTION ITEMS

P2023-004 Vista Meadows Prelim Plat

Director Todd Hodges requested that he make an amendment to the action item which is the Planning Commission will only review the Preliminary Plat, and the Final Plat will be reviewed at the City Council Meeting.

City of Fort Lupton Planner Hartley presented off the discussion with a brief overview of the Vista Meadows Preliminary Plat for a residential subdivision. Planner Hartley stated that the applicants for the project are John Fitzsimmons and C3 Construction Management, and the representative is JR Osborne. Planner Hartley specified

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that the project is being reviewed under the 2022 Fort Lupton Municipal Code. He added that the purpose of the preliminary plat process is an opportunity to review at public hearings the proposed subdivision with respect to the technical requirements, design standards, plans and improvement requirements of the City. Testimony received at public hearings will provide additional insights to be considered in the review. The preliminary plat process is intended to accomplish most or all of the design review and revision that will be required in order to proceed with preparation of a final plat and final design of public improvements. The sketch plan went before Planning Commission on February 24th, 2022 and City Council on March 5th, 2022. This property is located south and adjacent to County Road 12, between County Road 29 and 29 ½, and is roughly 157.379 acres more or less. Vista Meadows is proposed to be a residential subdivision of attached and detached single-family housing with open space, trails, and parks. The project will proceed to City Council for review of the preliminary and final plats with recommendations from the Planning Commission. Planner Hartley then introduced the representative, JR Osborne, who will be presenting the project for a residential subdivision.

Presenting the proposed project is representative JR Osborne, PO Box 3933 Greenwood Village Colorado, 80155. He stated that he was hear for a preliminary Plat. He stated how last year in March, they approved a sketch plan, and what is proposed tonight is the same outline as previously presented with the exception of multifamily, which was not available for plotting at the time of the sketch. Phase two is now where the multifamily units are proposed consisting of 56 duplexes. The duplexes and some additional lots that were presented and approved with the sketch plan. Mr. Osborne addressed the improvements to be made to the adjacent roads, and the drainage for the development. Also stated was the landscape and buffer proposed for the subdivision, as well as trails and parks.

Chair Simon asked where the multifamily was located.

Director Hodges added that they are not considered multifamily based on their zoning, but rather a duplex lot, and still a single-family product. The planning department will do redlines so that connotation is addressed.

Mr. Osborne added that they will be considered single-family attached.

Mr. Osborne also read the public comments that were provided via email to City Staff and Planning Commissioners prior to the meeting, from neighbor Gin Stoneback. He addressed her questions and comments, and stated how the developers will, or have already and will continue, to handle those concerns. He said that they are working with Alan Kaylor and the schools, the Police Department, and the Fire Department to adress all of their concerns. He provided the elevations for the duplexes as well as the single-family homes.

Chair Simone opened up the public comment portion of this hearing at 6:23 PM.

Alan Giller 14421 County Road 10 stated his concerns surrounding the trash from he development, the prairie dogs, and his fence that abuts the proposed developed property.

Terry Barrlow located south of County Road 29 ½ on the west side of the road. She addressed her concerns about road 29 ½ pertaining to safety and making it a legal sized road. Also stated was what the developers plan on doing to address the blind drive ways, especially with the rise in traffic from surrounding developments. Her second questioned was concerning road 12 and how it is only half paved.

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Chair Simone closed the public comments portion of the hearing at 6:25 PM, and allowed Mr. Osborne to address the public comments.

With no further comments, Chair Simone opened up the hearing to Commissioners comments and questions. Commissioners discussed:

- Open Space Criteria, which was not a requirement for the 2022 development code, but is for the current development code.
- The amount of single-family attached units proposed. There will be 56 individual units consisting of 28 buildings.
- If there is an end date or a plan date for the phasing of the development. Mr. Osborne stated that he did not have buyers till 60 days ago who put a down payment of a non-refundable 4 million dollars of a 5 million dollar escrow to secure the development.
- Who will be handling the county roads, and Public Works Director Roy Vestal addressed this question stating the Metro District will be handing the roads within the development, and the city will handle county roads 29 ½ and 12.
- Plats will not be recorded until there is water dedication. We do not want lots that do not have any water.
- Type of lighting proposed to be installed throughout the development, which will be downcast lights.
- No roads planned on east or south side of the property because there is a collector road.
- Addressed how the rears of the estate homes will look, which will be more custom homes, and Chair Simon requested that the backs have different styles, and not all be flat.

Commissioner White moved to approve P2023-004 Vista Meadows Preliminary Plat, Commissioner Kvasnicka seconded.

Motion passed unanimously.

DISCUSSION ITEMS

Development Code Update

- Our intent is to have a full redline soon
- We have re-evaluated some of the changes in the code, where it was too much, and have seen a great response in the development realm.
- Changes are minor
- First change since last speaking about changes is the addition of the concept Plan language
- Parking of vehicles and campers, and how we are evaluating and creating more flexibility in the code.
- Addition of storage and warehousing as a special use in the C-2 and I-1 Zone districts which is in line with the county's C-3 zone district.

Introduction of newest Planner Sean McDermott

Invitation to the Community Developments Grand Opening Ceremony Tuesday June 13th, 2023 at 9:00 AM, which ribbon cutting at 9:15 AM.

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FUTURE BUSINESS

The next meeting of the Planning Commission will be on June 22, 2023 at 6:00 PM.

ADJOURNMENT

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

Chair Simone adjourned the meeting at 6:53 PM.

Submitted by

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Hailey McKay, Planning Administrative Assistant

Approved by Planning Commission

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Mike Simone, Chair