

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 23, 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 March 23, 2023.

Chair Mike Simone called the meeting to order at 6:04 PM

ROLL CALL

Commissioners Present: Chair Mike Simone, Vice-Chair Bushrod White, Members Kathy Kvasnicka, Thomas Holton and Jimmy Dominguez (virtual).

City Staff Present: Planning Director Todd Hodges (Virtual), Public Works Director Roy Vestal, Development Review Engineer David Raush, Economic Development Manager Michelle Maggelson, Planners Clay Hartley and Magaly Morales-Tejada, and Planning Administrative Assistant Hailey McKay.

CONSENT AGENDA

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

PUBLIC COMMENT

There were no public comments.

ACTION ITEMS

P2023-003 Sphere Renewables LLC Site Plan

City of Fort Lupton Planner Magaly Morales-Tejada opened with a brief introduction of Sphere Renewables. They proposed a new Manufacturing Facility approximately 42,500 square feet with screened outdoor storage on the southern half of the property. The property is located south and adjacent to county road 8, and roughly 650 feet east and across from of Rollie Avenue, zoned I-2 Heavy Industrial. The proposed use complies with zoning, and compatible with existing surrounding uses. Applicant proposing 3 phases to project. The application has been reviewed by referral agencies and the applicant has addressed a majority of comments received. All notification requirements have been met.

Sphere Renewables CEO Richard Grieves, from 5775 Monaco Street Commerce City Colorado, presented their proposal. He started with an overview of Sphere Renewables and how they are an assembly, distribution, and contract manufacturing company for the renewable energy industry. He covered who is a part of the Sphere Renewable's Team, and the collective amount of experience within the industry. Mentioned was one of the major factors in why the company chose Fort Lupton as their site based on proximity to one of their biggest customers, Vestas. Also included was how the site will create 60 jobs, provide work for local businesses, diversification of industries within the city, and their plans to be involved in community outreach.

Scott Koch, VP of Operations, followed up to discuss the construction, parking, and accesses of the new facility. He mentioned the reduced water use landscape plan, to help conserve water but maintain nice landscaping. Also addressed was the screening proposal using cedar fencing.

Chair Simone opened up the public comment portion of this hearing at 6:16 PM, there were no public comments and it was closed at 6:16 PM.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 23, 2023

Chair Simone opened up the hearing to Commissioners comments and questions. Commissioners discussed:

- The type of fencing used, and the maintenance that will be taken concerning it.
- The reason they are moving to Fort Lupton.
- How the design of the facility is suitable.
- The access of the facility.
- Time line for each phase.
- If there will be retail purposes, which there is not.
- Products being stored.

Commissioner White moved to approve P2023-003 Sphere Renewables LLC Site Plan, Commissioner Kvasnicka seconded. Motion passed unanimously.

DISCUSSION ITEMS

Development Code Update

FUTURE BUSINESS

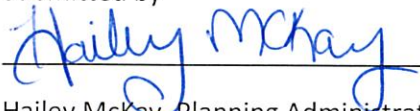
The next meeting of the Planning Commission will be on April 13th, 2023 at 6:00 PM.

ADJOURNMENT

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

Chair Simone adjourned the meeting at 6:28 PM.

Submitted by



Hailey McKay, Planning Administrative Assistant

Approved by Planning Commission



Mike Simone, Chair