

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 9, 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 9, 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 and Jimmy Dominguez.

City Staff Present: Planning Director Todd Hodges, Public Works Director Roy Vestal, 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

P2023-002 Intermountain Trailer Sales and Service Site Plan

City of Fort Lupton Planner Clay Hartley opened with a brief introduction of the company, Intermountain Trailer Sales and Service. Proposed is the Intermountain Trailer facility that will be a roughly 35,000 sf building consisting of selling, repairing, and customizing trailers for over-the-road trucking. The site will be comprised of two parcels of land, zoned as I-2 Heavy Industrial, on the northwestern corner of County Road 8 and South Rollie Avenue. The northern portion of the property will be utilized for short-term parking and vehicle storage.

Representing Intermountain Trailer is Joel Hardy, of Construction Concepts, to present to the commission about the proposed site plan. Covered were the overall site and landscaping plan, elevations, fencing around the perimeter, and the "Good Faith Efforts" to work with the City to address the newly adopted codes.

Chair Simone opened up the public comment portion of this hearing at 6:21 PM, there were no public comments and it was closed at 6:21 PM.

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

- The special conditions involved which are related to Public Works
- Clarifications on type of fencing proposed
- Clarification on lighting

Commissioner White moved to approve P2023-002 Intermountain Trailer Site Plan, Commissioner Kvasnicka seconded. Motion passed unanimously.

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DISCUSSION ITEMS

Development Code Update

FUTURE BUSINESS

The next meeting of the Planning Commission will be on March 23, 2023 at 6:00 PM.

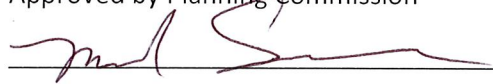
ADJOURNMENT

Chair Simone adjourned the meeting at 6:36 PM.

Submitted by


Hailey McKay, Planning Administrative Assistant

Approved by Planning Commission


Mike Simone, Chair