



CITY OF FORT LUPTON
CITY COUNCIL/ENTERPRISE BOARDS
REGULAR MEETING AGENDA
Tuesday, December 3, 2024
6:00 PM
130 South McKinley Avenue

Zo Hubbard, Mayor
Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3
David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

You may join in person or join remotely by clicking on:
<https://global.gotomeeting.com/join/353347597>

Call to Order

Pledge of Allegiance

Roll Call

Persons to Address Council - This portion of the Agenda is provided to allow members of the audience to present comments to the City Council. The City Council may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up. Please limit the time of your comments to three (3) minutes - Mayor Hubbard

Approval of Agenda

Review of Accounts Payables

- a. December 3, 2024, Accounts Payable

Consent Agenda - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

- a. November 5, 2024, City Council Meeting Minutes
- b. November 19, 2024, City Council Meeting Minutes
- c. AM 2024-198 Certification of the 2024 Mill Levy for Tax Collection in 2025
- d. AM 2024-197 Approving a Resolution Accepting the Great Outdoors Colorado (GOCO) for a Planning and Capacity Grant to Update the Parks and Trails Master Plan in the Amount of \$140,000
- e. AM 2024-199 Accept the 2025 Workers' Compensation Quotation from Pinnacol Assurance in the Amount of \$321,842.00 and accept the Boiler and Machinery Quotation from Travelers in the Amount of \$7,450.00 and accept the Cyber Liability Quotation from Travelers in the Amount of \$16,155.00 for a Total of \$345,477.00

Action Memorandum

- a. AM 2024-192 Approve a Resolution Appointing F. Michael Goodbee as the Municipal Judge for the City of Fort Lupton and Authorizing the Mayor to Sign the Service Agreement on Behalf of the City
- b. AM 2024-193 Approve a Resolution Appointing Stephen Jones as the Associate Judge for the City of Fort Lupton and Authorizing the Mayor to Sign the Service Agreement on Behalf of the City

Public Hearings - Public Hearings allow members of the audience to present comments and questions to the City Council on the item being presented. Comments and questions may be limited to three (3) minutes- Mayor Hubbard

- a. AM 2024-194 Approving a Resolution Accepting an Amendment to the Future Land Use Map of the Fort Lupton Comprehensive Plan Adopted in 2018, Known as the Sunrise Comprehensive Plan Amendment
- b. AM 2024-195 Adopting an Ordinance Approving the Rezoning of a Property Legally Described in Exhibit A of the Proposed Ordinance Known as the Sunrise Change of Zone
- c. AM 2024-196 Approving a Resolution Accepting a Preliminary Plat, Known as the Sunrise Preliminary Plat for a Residential Subdivision

Staff Reports

Mayor/Council Reports

Future City Events

- a. December 3, 2024, Upcoming Events

Upcoming Meetings

- a. December 10, 2024, Town Hall Meeting 130 S. McKinley Ave.
December 17, 2024, Town Hall Meeting 130 S. McKinley Ave.
December 31, 2024, Town Hall Meeting CANCELLED

Adjourn

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 3, 2024**

The City Council of the City of Fort Lupton met in a regular session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Tuesday, December, 3, 2024. Mayor Zo Hubbard called the meeting to order at 6:00 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

Mari Peña, City Clerk, called the roll. Those present were Mayor Zo Hubbard, Councilmembers, Chris Ceretto Bruce Fitzgerald, David Crespin and Claud Hanes. Councilmembers Valerie Blackston and Carlos Barron were absent.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, Chief of Police, William Carnes, Planning Director, Todd Hodges, City Attorney, Andy Ausmus and Finance Director, Leann Perino.

PERSONS TO ADDRESS COUNCIL

There was no one to address the Mayor or Council.

APPROVAL OF AGENDA

It was moved by Chris Ceretto and seconded by Bruce Fitzgerald to approve the agenda as presented. Motion passed unanimously on voice vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the December 3, 2024, payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

It was moved by Bruce Fitzgerald and seconded by David Crespin to approve the Consent Agenda as presented with the following items:

- November 5, 2024, City Council Meeting Minutes
- November 19, 2024, City Council Meeting Minutes
- Approving RESOLUTION 2024R064 CERTIFICATION OF THE 2024 MILL LEVY FOR TAX COLLECTION IN 2025 (AM 2024-198)
- Approving RESOLUTION 2024R065 ACCEPTING THE GREAT OUTDOORS COLORADO (GOCO) FOR A PLANNING AND CAPACITY GRANT TO UPDATE THE PARKS AND TRAILS MASTER PLAN IN THE AMOUNT OF \$140,000 (AM 2024-197)
- Accept the 2025 Workers' Compensation Quotation from Pinnacol Assurance in the Amount of \$321,842.00 and accept the Boiler and Machinery Quotation from Travelers

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in the Amount of \$7,450.00 and accept the Cyber Liability Quotation from Travelers in the Amount of \$16,155.00 for a Total of \$345,477.00 (AM 2024-199)

Motion passed unanimously on roll call vote.

ACTION MEMORANDUM

AM 2024-192 Approve a Resolution Appointing F. Michael Goodbee as the Municipal Judge for the City of Fort Lupton and Authorizing the Mayor to Sign the Service Agreement on Behalf of the City

It was moved by Chris Ceretto and seconded by Claud Hanes to Approving RESOLUTION 2024R066 APPOINTING F. MICHAEL GOODBEE AS THE MUNICIPAL JUDGE FOR THE CITY OF FORT LUPTON AND AUTHORIZING THE MAYOR TO SIGN THE SERVICE AGREEMENT ON BEHALF OF THE CITY. Motion passed unanimously on roll call vote.

AM 2024-193 Approve a Resolution Appointing Stephen Jones as the Associate Judge for the City of Fort Lupton and Authorizing the Mayor to Sign the Service Agreement on Behalf of the City

It was moved by approving RESOLUTION 2024R067 APPOINTING STEPHEN JONES AS THE ASSOCIATE JUDGE FOR THE CITY OF FORT LUPTON AND AUTHORIZING THE MAYOR TO SIGN THE SERVICE AGREEMENT ON BEHALF OF THE CITY. Motion passed unanimously on roll call vote.

PUBLIC HEARINGS

AM 2024-194 Approving a Resolution Accepting an Amendment to the Future Land Use Map of the Fort Lupton Comprehensive Plan Adopted in 2018, Known as the Sunrise Comprehensive Plan Amendment

Mayor Hubbard opened the public hearing at 6:07 p.m. and asked for a description of the project. Sean McDermott, City Planner, stated Carlson Associates (Applicants) have submitted a request on behalf of property owners George and Anna Taylor to amend the future land use designation on the Future Land Use Map of the Fort Lupton Comprehensive Plan for a property legally described in Exhibit A of the proposed resolution. The property is Lot 1 of the Taylor Minor Subdivision, comprising of 40.71 acres, more or less, and is located north and adjacent to County Rd. 12 and east and adjacent to College Ave.

The future land use designation for the property was set as Agricultural and Rural Residential in 2018. The property was annexed and zoned 'R-1' Single-Family Residential in 2019. The Applicants have submitted concurrent Change of Zone, Preliminary Plat, and Final

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Plat applications for a residential subdivision and mix of 'R-1' Single Family Residential to a mix of 'R-2' Mixed-Density Residential, 'R-3' High Density Residential, and 'P' Parks and Open Space uses. Staff has determined that an amendment to the 2018 Future Land Use Map is required for this property to align the submitted applications with the Comprehensive Plan and align the Future Land Use Map with both existing and proposed zoning. Thus, the applicant has submitted a Comprehensive Plan Amendment request to change the future land use designation of the property to Single-Family Detached.

The City is in receipt of a concurrent application for a Change of Zone, Preliminary Plat, and Final Plat from the Applicant for a residential subdivision, known as the Sunrise Subdivision. These applications have been submitted concurrently and will be reviewed by the Planning Commission and City Council at separate public hearings. The Final Plat is a staff review. City staff has determined that an amendment to the 2018 Future Land Use Map is required in order for the applications to conform with the Fort Lupton Comprehensive Plan, with the applicant requesting a change from Agricultural & Rural Residential to Single-Family Detached.

Councilmember Bruce Fitzgerald asked if there will be a signal light at College Avenue and Highway 52. Mr. McDermott stated that he believes it's in the works due to the Marata Subdivision.

Mayor Hubbard asked if due to the proposed 200 dwelling units, are there future potential zoning changes and are the streets the responsibility of the metro district. Mr. McDermott responded that the responsibility would be the one metro district.

Tate Carlson with Carlson and Associates, 12460 1st Street, Eastlake CO 80604 provided a presentation. Mr. Carlson was joined by representatives from Western Engineering and KB Homes. Mr. Carlson provided an overview of the site and lot layout. The site to have a mix of 92 duplexes, 47 single family detached small lots and 61 single family detached reduced lots for a total of 200 dwelling units. Along with 19.03 acres of residential lots, this project will have 6.9 acres of public open space, 2.85 acres of common open space and 4.46 acres of passive open space with landscaping according to city code. The latest iteration of the Fort Lupton Comprehensive Plan designates for the property to be agricultural and rural land. The proposal would amend the comprehensive plan to allow for single family residential. Mr. Carlson also presented the lot layout of the KB homes and conceptual elevations.

Mayor Hubbard asked for the width of the streets. It was noted that the streets would be 54 feet right of way.

Mr. Carlson was asked if any R-1 residential was included on the site. Mr. Carlson responded no R-1, only R-2 and R-3.

Councilmember Chris Ceretto asked about screening of the property. Mr. Carlson stated that

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there would be screening by open space on the north and the screening on the east would be the Fulton Ditch. Mr. Carlson also explained the access to the subdivision would be across from Murata Subdivision access and Mountain Sky Drive. The third access would be on the south side of the subdivision by way of County Road 12.

Mayor Hubbard asked if anyone from the public wished to speak for or against the proposal. Hearing none, Mayor Hubbard closed the public hearing at 6:26 p.m.

No further discussion occurred.

It was moved by Bruce Fitzgerald and seconded by Chris Ceretto Approving RESOLUTION 2024R068 ACCEPTING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE FORT LUPTON COMPREHENSIVE PLAN ADOPTED IN 2018, KNOWN AS THE SUNRISE COMPREHENSIVE PLAN AMENDMENT. Motion passed unanimously on roll call vote.

AM 2024-195 Adopting an Ordinance Approving the Rezoning of a Property Legally Described in Exhibit A of the Proposed Ordinance Known as the Sunrise Change of Zone

Mayor Hubbard opened the public hearing at 6:27 p.m. and asked for a description of the project. Sean McDermott, City Planner, stated Carlson Associates (Applicants) have submitted a request for rezoning of a property, legally described in Exhibit A of the proposed ordinance on behalf of property owners George and Anna Taylor. The property is Lot 1 of the Taylor Minor Subdivision, comprising of 40.71 acres, more or less, and is located north and adjacent to CR 12 and east and adjacent to College Ave. The Applicants are requesting a Change of Zone from 'R-1' Single Family Residential to a mix of 'R-2' Mixed-Density Residential (22.84 acres more or less), 'R-3' High Density Residential (6.23 acres more or less), and 'P' Parks and Open Space (11.64 acres more or less).

In addition to the rezoning request, the applicant has submitted applications for a Comprehensive Plan Amendment, Preliminary Plat, and Final Plat to facilitate a residential subdivision. The proposed Change of Zone is in line with the lot sizes and uses in the proposed Preliminary Plat, with a mix of single-family attached and detached product types, along with a park, open space, and a trail along the Fulton Ditch.

Mayor Hubbard asked if there was any additional information the applicant would like to submit. Mr. Carlson stated the metro district was only on Lot 1 of the Taylor Amendment. There is no need for a second metro district.

Mayor Hubbard asked if anyone from the public wished to speak for or against the proposal. Hearing none, Mayor Hubbard closed the public hearing at 6:28 p.m.

No further discussion occurred.

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It was moved by David Crespín and seconded by Claud Hanes Adopting ORDINANCE 2024-081 REZONING LAND LEGALLY DESCRIBED IN EXHIBIT A, AND KNOWN AS THE SUNRISE CHANGE OF ZONE, FROM THE R-1 SINGLE-FAMILY RESIDENTIAL ZONE DISTRICT TO THE R-2 MIXED-DENSITY RESIDENTIAL, R-3 HIGH DENSITY RESIDENTIAL, AND P PARKS AND OPEN SPACE ZONE DISTRICT AS DEFINED IN EXHIBIT B. Motion passed unanimously on roll call vote.

AM 2024-196 Approving a Resolution Accepting a Preliminary Plat, Known as the Sunrise Preliminary Plat for a Residential Subdivision

Mayor Hubbard opened the public hearing at 6:29 p.m. and asked for a description of the project. Sean McDermott, City Planner, Carlson Associates (Applicants) submitted an application on behalf of property owners George and Anna Taylor for a Preliminary Plat. The subject property is Lot 1 of the Taylor Minor Subdivision, comprising of 40.71 acres, more or less, and is located north and adjacent to CR 12 and east and adjacent to College Ave. The Preliminary Plat includes a mix of 61 single family-detached homes, 92 duplexes, and 47 single-family small lot detached homes, bordered by open space, a park, and a 10' trail along the Fulton Ditch.

In addition to the Preliminary Plat, the Applicants have submitted a Comprehensive Plan Amendment request, Change of Zone, and Final Plat. The Change of Zone request from 'R-1' Single Family Residential to a mix of 'R-2' Mixed-Density Residential, 'R-3' High Density Residential, and 'P' Parks and Open Space is in line with the proposed uses laid out in the Preliminary Plat. The Final Plat is a staff review under the new code. Should the Applicant propose changes from the Preliminary Plat in their Final Plat that are beyond the allowances in the code, the Preliminary Plat may need to be amended and returned to Planning Commission and City Council.

Mayor Hubbard asked if anyone from the public wished to speak for or against the proposal. Hearing none, Mayor Hubbard closed the public hearing at 6:30 p.m.

No further discussion occurred.

It was moved by David Crespín and seconded by Bruce Fitzgerald Approving RESOLUTION 2024R069 ACCEPTING A PRELIMINARY PLAT, KNOWN AS THE SUNRISE PRELIMINARY PLAT FOR A RESIDENTIAL SUBDIVISION. Motion passed unanimously on roll call vote.

STAFF REPORTS

Andy Ausmus, City Attorney stated that Judge Gresh is retiring. Judge Gresh is a great man who is always fair and treats people with respect, he will be missed. Mayor Hubbard agreed with Mr. Ausmus.

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Chris Cross, City Administrator, stated new Christmas lights are on the poles.

Mari Peña, City Clerk, indicated that a liquor license has been issued for Victoria's Event Planning, dba La Buchona. Mayor Hubbard asked if the business was compliance due to the flags. The Planning Director, Todd Hodges, responded that he is working with the business.

MAYOR/COUNCIL REPORTS

No reports from the Mayor or Council.

FUTURE CITY EVENTS

December 7, 2024 Cookies & Cocoa with Santa – Library, 370 S. Rollie Ave.
December 4, 2024 Coffee with a Cop – Hard Bean

UPCOMING MEETINGS

December 10, 2024, Town Hall Meeting, 130 S. McKinley Ave. 6 p.m.
December 17, 2024, City Council Meeting, 130 S. McKinley Ave. 6 p.m.
December 31, 2024, Town Hall Meeting, CANCELLED

ADJOURNMENT

The meeting adjourned at 6:35 p.m.

Submitted by,


Maricela Peña, City Clerk



Approved by City Council,


Zo Hubbard, Mayor