



PLANNING COMMISSION

Mike Simone, Chairperson
Paul Witmer, Vice-Chairperson

Kathy Kvasnicka
Shannon Rhoda
Karina Gonzalez

Jimmy Dominguez
Shannon Wiens
Ashley Greene

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, February 27, 2025

6:00 PM

(Order & Contents Subject to Change by Action of the Commission)

** Login information on how to attend this meeting virtually (optional) is on the last page of this Agenda.*

Call to Order

Approval of Agenda

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. Approval of the February 13, 2025 Meeting Minutes.

Public Comment This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board 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.

Action Item(s)

- a. Appointing Two Commissioners to the Planning Advisory Committee

Discussion Items

- a. Planning Commission Training

Future Business

- a. Next meeting is on March 13, 2025.

Adjourn

Virtual Meeting Instructions

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When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairman of the Planning Commission will provide instructions on when and how comments can be made by the public virtually.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 13, 2025**

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, February 13, 2025.

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

ROLL CALL

Commissioners Present: Chair Mike Simone, Commissioners Kathy Kvasnicka, Shannon Rhoda and Shannon Wiens. Commissioner Jimmy Dominguez joined online via GoTo.

City Staff Present: Planning Director Todd Hodges, Planner Sean McDermott, Planning Administrative Assistant Beyza Kirmizi and City Engineer David Rausch.

APPROVAL OF AGENDA

Commissioner Wiens moved to approve the agenda, Commissioner Kvasnicka seconded.

CONSENT AGENDA

Commissioner Rhoda moved to approve the consent agenda, Commissioner Kvasnicka seconded.

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2025-003 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR A BURIED GATHERING PIPELINE

Planner Sean McDermott introduced the item submitted by Western Midstream for a special use permit for a buried gathering pipeline. This item was previously presented to Planning Commission in September but due to a route change of the pipeline the updated item is being presented again. The 4-inch line will carry crude oil to an existing gathering system. The line will originate at the O&G facility and travel north along the property line where it will turn west along County Road 18 and then north along County Road 25. The property's zoning remains agriculture which conforms with the comprehensive plan as this area is designated mineral zone. All notification requirements were met.

David Van der Vieren with Western Midstream was in attendance to give a presentation. An overview of all active and inactive oil and gas wells in the area was presented, along with the scope of the project, including the route change. He explained that their floodplain permit had already been approved, as well as their ROW permits.

Chair Simone opened the hearing for commissioner comments.

**RECORD OF PROCEEDINGS
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Commissioners discussed:

- The requirements the City of Aurora set that led to the change of route

Chair Simone opened up for public comments at 6:05pm.

There were no public comments.

Chair Simone closed the public comments at 6:05pm.

After discussion Commissioner Kvasnicka moved to approve P2025-003 A Resolution of The Planning Commission of Fort Lupton Recommending to City Council Approval of a Special Use Permit for a Buried Gathering Pipeline. Commissioner Rhoda seconded.

Motion passed unanimously on a roll call vote.

DISCUSSION ITEMS

Planner Sean McDermott explained that the Planning Department is planning to update Fort Lupton's Comprehensive Plan by the end of 2025. The goal is to gather more public input from residents and establish a diverse Planning Advisory Committee composed of voluntary residents, business owners, City Council members, FLURA representatives, Planning Commission members, city staff, and a youth representative. The Planning Commission has agreed to vote on the two members who will join the Planning Advisory Committee at the next meeting.

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for February 27th, 2025.

ADJOURNMENT

Chair Simone moved to adjourn the meeting at 6:18 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair