

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 25, 2021**

The Planning Commission of the City of Fort Lupton met in session virtually via GoToMeeting, on Thursday, February 25, 2021.

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

ROLL CALL

Roll was taken and those present were Chair Mike Simone and Commission Members Carlos Barron, Kathy Kvasnicka, Thomas Meyers and Paul Weber. Also in attendance were Planning Director Todd Hodges, City Planner II Alyssa Knutson, City Planner I Maria Lancto, and Planning Administrative Assistant Magaly Morales-Tejada. Vice Chair Bushrod White arrived at 6:11 p.m.

Chair Simone gave the following advisement:

Tonight's meeting shall be held virtually so as to ensure the health and safety of the general public and the City of Fort Lupton Planning Commission and staff.

The intent and purpose of the virtual appearance options is to allow the City to be innovative in providing the general public the most meaningful access possible in light of the current challenges present as a result of the Covid-19 pandemic. Therefore, subject to social distancing and public health orders, members of the general public will be offered the opportunity to be electronically present for meetings at the City, subject to existing health conditions.

An electronic link has been made available for tonight's meeting on the City's website and social media platforms and as posted at City Hall, so that the general public, Planning Commission and staff may participate electronically via the internet or on the phone.

APPROVAL OF AGENDA

Chair Simone called for a motion to approve the agenda. It was moved by Member Kathy Kvasnicka and seconded by Thomas Meyers.

CONSENT AGENDA

Chair Simone called for a motion to approve the consent agenda. It was moved by Kathy Kvasnicka and seconded by Member Carlos Barron.

PUBLIC COMMENT

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Chair Simone asked if there was anyone who would like to comment on an item not on the agenda tonight. Hearing none, he closed Public Comment.

ACTION ITEMS

Lupton Village Townhomes Preliminary Plat P2021-006

City Planner Maria Lancto introduced the project. She stated this was submitted in conjunction with a final plat, however final plats are generally only reviewed by city council. Ms. Lancto stated that this proposal is to plat a portion of the Lupton Village PUD which was approved by City Council on January 5, 2021. She stated this is for a single family attached subdivision with 73 townhome units. Ms. Lancto stated that all notification requirements have been met, including posting in the newspaper, posting on the property and mailing to surrounding property owners.

Andrew Gerk presented on behalf of the applicant, Baessler Homes. Mr. Gerk explained that the site would consist of 73 lots with anticipated 3, 4 and 5-plex townhome buildings. He stated that there would be 13.4 units per acre and landscape coverage would be 30% of the overall space. He stated there would be an HOA/Metro District to implement covenants to maintain and enforce the overall appearance and value of the property. Mr. Gerk stated that there would be a park in the center of the development with a playground that would be maintained by the HOA/Metro District. Mr. Gerk stated that there would be some public street lighting around the park which would match the lighting used by the Lupton Village single family development on the south. Mr. Gerk stated that he believes the plat conforms to the development code. Mr. Gerk stated that the townhomes would consist of 2 car garage, 2-3 bedroom units. He stated that there are an additional 68 parking spaces for the community. Mr. Gerk provided graphics showing the elevations of the townhomes and common drives. He stated that they are available to answer any questions.

Chair Mike Simone addressed the representative, Andrew Gerk. He asked if Mr. Gerk understood that Members of the Planning Commission may be appearing tonight via virtual connection and may not be appearing in-person.

Mr. Gerk stated yes.

Chair Simone asked if he consented to the applicable members voting on their submittal, even though said members are not present in person.

Mr. Gerk stated yes.

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Chair Simone asked if he understood that he had the right to continue this public hearing to such a date to allow a full in-person public hearing.

Mr. Gerk stated yes.

Chair Simone asked if he has agreed to voluntarily waive that right on behalf of the applicant or themselves by proceeding tonight electronically.

Mr. Gerk stated yes.

Chair Simone asked if he voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Mr. Gerk stated yes.

Chair Simone asked if he waived her right to proceed in an in-person public hearing and have consented to proceed forward voluntarily tonight in this virtual planning commission meeting, is that correct.

Mr. Gerk stated yes.

Chair Simone opened up the public comment portion of the Hearing for the Site Plan action item. Hearing no one from the public wishing to speak, Chair Simone closed the Public Hearing.

Chair Simone asked Mr. Gerk if he felt she had a full opportunity to participate in the public meeting.

Mr. Gerk stated yes.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions.

Member Thomas Meyers asked if that location was where the fireworks are displayed.

Chair Mike Simone asked Planning Director Todd Hodges to confirm that the fireworks were displayed behind the rec center last year.

Planning Director Todd Hodges stated that he was not sure but that he believes the display would be at a different location due to the development in the area

Member Carlos Barron asked how many units per building would be in the development.

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Mr. Gerk stated that there would be a total of 73 units and referred to the graphic on screen to state that there would be 3-plex, 4-plex and 5-plex buildings.

Member Barron asked if the development south of this development would be townhomes as well.

Mr. Gerk stated that the projects are separate but the development on the south are single family homes.

Member Barron asked if there would be sufficient parking for the residents on the area.

Mr. Gerk stated that he believes that there is ample parking with the 2 car garages, the additional parking spaces around the park and parking on the common drives. He stated that this is more parking spaces than they have previously done for other communities and believe it will be sufficient for the residents.

Chair Simone asked to confirm that the lighting would be downcast lighting.

Mr. Gerk stated they are committed to match the downcast street lighting at the Lupton Village development on the south.

Chair Simone asked when the proposed ground breaking for this project would be.

Mr. Gerk stated that the groundbreaking for the development on the south and overall grading for the Lupton 110 properties would begin in the upcoming weeks.

Chair Simone called for a motion to approve Resolution P2021-006. It was moved by Member Paul Weber and seconded by Carlos Barron.

Motion carried by unanimous roll call vote.

Alquist Annexation and Initial Zoning P2021-007

City Planner Maria Lancto presented this project. She stated that this would be an annexation and initial zoning to the agricultural zoning district. Ms. Lancto stated that this project is located south and adjacent to 14th Street and approximately .63 miles west of County Road 29. She stated that the annexation would include .43 acres of land. Ms. Lancto stated that the reason for annexation is due to the fact that the property is currently being serviced by city water. She stated all notification requirements had been met, including posting in the newspaper, posting on the property and mailing to surrounding neighbors. Ms. Lancto stated that the applicants were available to answer any questions however there was no additional presentation.

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Mike Simone addressed the applicant, Melody Alquist. He asked if Ms. Alquist understood that Members of the Planning Commission may be appearing tonight via virtual connection and may not be appearing in-person.

Ms. Alquist stated yes.

Chair Simone asked if she consented to the applicable members voting on their submittal, even though said members are not present in person.

Ms. Alquist stated yes.

Chair Simone asked if she understood that she had the right to continue this public hearing to such a date to allow a full in-person public hearing.

Ms. Alquist stated yes.

Chair Simone asked if she has agreed to voluntarily waive that right on behalf of the applicant or themselves by proceeding tonight electronically.

Ms. Alquist stated yes.

Chair Simone asked if she voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Ms. Alquist stated yes.

Chair Simone asked if she waived her right to proceed in an in-person public hearing and have consented to proceed forward voluntarily tonight in this virtual planning commission meeting, is that correct.

Ms. Alquist stated yes.

Chair Simone opened up the public comment portion of the Hearing for the Site Plan action item. Hearing no one from the public wishing to speak, Chair Simone closed the Public Hearing.

Chair Simone asked Ms. Fifer if she felt she had a full opportunity to participate in the public hearing.

Ms. Fifer stated yes.

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Chair Simone opened up the hearing to Planning Commissioners' comments and questions.

Chair Simone called for a motion to approve P2021-007. It was moved by Member Carlos Barron and Member Kathy Kvasnicka seconded.

DISCUSSION ITEMS

Review of Meeting Discussion

A review of meeting discussions took place.

Development Code Update

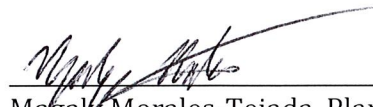
A discussion of the Development Code Update took place.

FUTURE BUSINESS

The next meeting of the Planning Commission is scheduled for March 11, 2021 at 6:00 PM.

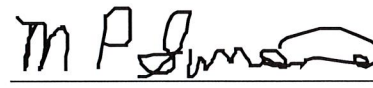
ADJOURNMENT

Chair Mike Simone adjourned the meeting at 6:35 PM.



Magaly Morales-Tejada, Planning Assistant

Approved by Planning Commission



Mike Simone, Chair