

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 10, 2021**

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, April 8, 2021.

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

ROLL CALL

Roll was taken and those present were Chair Mike Simone and Commission Members Carlos Barron and Kathy Kvasnicka. Member Lynne Derby participated via phone. Also in attendance were City Planner II Alyssa Knutson, City Planner I Maria Lancto, and Administrative Assistant Magaly Morales-Tejada.

APPROVAL OF AGENDA

A motion to approve the agenda was moved by Carlos Barron and seconded by Kathy Kvasnicka.

CONSENT AGENDA

A motion to approve the consent agenda was moved by Carlos Barron and seconded by Kathy Kvasnicka.

PUBLIC COMMENT

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

P2021-015: A&D Custom Cruisers

Chair Simone addressed the applicant, David Corder, 155 Valle Dr. and asked if he understood that a Member of the Planning Commission is appearing tonight via virtual connection and will not be appearing

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in-person. He asked if he consented to the applicable member voting on his submittal, even though said member was not present in person and if he voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Mr. Corder stated yes to all questions.

Planner Maria Lancto presented this item. She stated that this application was submitted for a special use permit for an auto body and paint shop at a site located at 721 5th Street in the 'C-1' General Commercial Zone District. Ms. Lancto stated that this site was previously an auto parts retail store, and there are other auto body businesses in the immediate area, which is why staff is supportive of the special use permit. Ms. Lancto stated that all notification requirements had been met, including posting in the newspaper and mailing to all surrounding properties. She stated that Mr. Corder was present to answer any questions.

Mike Simone addressed the applicant, David Corder. He asked if he had anything to add or present on behalf of his application.

Mr. Corder stated that he started his business in Fort Lupton in 2006 and was simply moving locations within the city.

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

Chair Simone opened up the hearing to Planning Commissioners' comments and questions. With no questions from Planning Commissioners, Chair Simone called for a motion to approve P2021-0015.

It was moved by Carlos Barron and seconded by Kathy Kvasnicka. Motion passed unanimously.

P2021-016 Murata Farms Preliminary Plat & Preliminary PUD Plan

Chair Simone addressed the applicant, Eric Eckberg, 2696 S Colorado Blvd, and asked if Mr. Eckberg understood that a Member of the Planning Commission is appearing tonight via virtual connection and will not be appearing in-person, if he consented to the applicable member voting on his submittal, even though said member was not present in person, if he voluntarily signed and submitted the written waiver and consent to proceed electronically tonight and if he waived his right to have said member appear in person and consented to proceed with tonight's hearing.

Mr. Eckberg stated yes to all questions.

Planner Alyssa Knutson presented this item. She stated that this application was for a Preliminary Plat and Preliminary PUD Plan for a property located south of Hwy 52 and west of County Road 29, to be known as the Murata Farms Subdivision. She stated that this application was for a mixed density residential development which will also include commercial development on the upper northeast corner. Ms. Knutson stated that the Preliminary Plat is platting 180 single family residences and future phases will include mixed use residential and commercial. She stated that there are several trails and pocket parks. Ms. Knutson stated

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that zoning is currently PUD and the proposal complies with the PUD zoning. Ms. Knutson stated that all notification requirements had been met and that the applicant had a presentation for the commission.

Eric Eckberg stated that also present with him was Travis Frazier, Project Engineer and Karen Henry, Planner. Mr. Eckberg stated that the sketch plat for this project was previously approved by the Planning Commission and since then a new subdivision, Mountain Sky, has developed to the south. He stated that they have coordinated infrastructure with Mountain Sky. Mr. Eckberg stated that there will be 280 lots, with varying lot sizes allowing for single-family detached, single-family attached and multi-family units as well as varying price points. Mr. Eckberg stated that the commercial village corner will provide amenities to the community. Mr. Eckberg referred to the utility plan and pointed out that there is a non-potable water line that they will tie in to Mountain Sky's non-potable infrastructure to use for irrigation. He also pointed out that the regional detention pond on the southwest corner will be completed. Mr. Eckberg referred to the street improvements map and stated that they will be doing improvements to Highway 52 as well as turn lane improvements. Mr. Eckberg stated that all the infrastructure is tied to phase one, the single family lots. He stated that phase 3 and 4 are interchangeable or may occur concurrently. He then referred to the trail map and stated that they will have several connecting trails to the surrounding areas. Mr. Eckberg stated that they will be providing several amenities in the parks such as play structures, shelters and picnic tables. Mr. Eckberg stated that they believe this subdivision is a logical extension to Fort Lupton.

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

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

Member Barron asked if the native weeds and plants near the well site would be left there.

Mr. Eckberg stated yes. Mr. Frazier added that that is part of the easement agreement with Occidental Petroleum Corp.

Chair Simone asked if the fencing would be wood or vinyl. He stated that he would like to see consistency and asked if this decision would be the developers or each home owner's.

Ms. Henry stated that at this phase in the plan they are leaving the option to either wood or vinyl but will ultimately be the developers decision for perimeter fencing. She stated that any open space or trail corridor will be open rail fencing, fencing on rear-yard and side-yard on homes will be privacy fencing. She stated that they will set a standard to provide consistency.

Chair Simone stated that he is not personally a fan of wood fencing on the perimeter and would like to see vinyl fencing, he also stated that he has seen standards in other cities where the developer installs fencing and likes how that works.

Ms. Henry stated that is something that they could consider.

Chair Simone asked if they would consider vinyl fencing on the perimeter?

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Ms. Henry stated that they could definitely look at it with the team, she stated that in many cases a stain on wood fencing prevents sprinkler rings.

Member Kvasnicka added that she has seen many different materials that should be considered for the fencing.

Chair Simone asked that a condition of approval be added stating that the applicant will present to City Council the pros and cons of different fencing materials.

Chair Simone asked if there will be a standard for streetlights to be downcast

Mr. Frazier stated that in the current state of design they have not yet addressed streetlight standards but they will work with United Power's standards as well as consider public safety when lighting pathways and roadways while keeping in mind the concerns of the commission of lighting spilling out to surrounding properties.

Chair Simone asked that a condition of approval be added stating that they will present downcast lighting to City Council.

Chair Simone asked if the hook up to the water main connection to Silverado would cause a decrease in pressure to surrounding neighborhoods.

Roy Vestal, Public Works Director, stated that this line was recently connected to the Mountain Sky development and there was no change in pressure. He stated that this connection actually removes the potential of stale water due to the dead end on Silverado.

Mr. Frazier added that looping the water system should help stabilize the system and that they will be providing a water model and ensure that they are not creating any pressure drops.

Chair Simone asked for clarification the number of units.

Mr. Eckberg stated that there will be 180 single-family, he stated that 60 units more or less are planned for phase 3 and phase 4, based on acreage and density. For a total of 300 units.

Mr. Frazier stated that one of the conditions of approval is a preliminary plat for phases 3 and 4.

Chair Simone asked if they are looking at 4 sided architecture for homes facing highway 52.

Mr. Eckberg stated that they are and they welcome city planners input.

Chair Simone asked if they have an idea of when the traffic light will be installed.

Mr. Frazier stated that they do not yet, they are reevaluating the access based on CDOT's comments and are working with the city.

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Chair Simone asked if this would be a metro district and if so, how many mills they would have.

Mr. Eckberg stated that they would be following the standard service plan for Fort Lupton and he believes that they are 55 mills.

Member Barron asked if they had an idea of what commercial would be coming in to the commercial village.

Mr. Eckberg stated that they do not know, but that it is a large area that gives opportunity for various commercial developments.

Chair Simone called for a motion to conditionally approve P2021-0016. It was moved by Carlos Barron and seconded by Lynne Derby. Motion passed unanimously.

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.

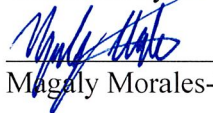
FUTURE BUSINESS

The next meeting of the Planning Commission is scheduled for June 24, 2021 at 6:00 PM.

ADJOURNMENT

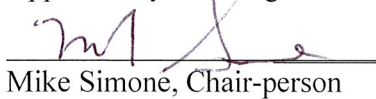
Chair Simone adjourned the meeting at 6:47 PM.

Submitted by



Magaly Morales-Tejada, Planning Assistant

Approved by Planning Commission



Mike Simone, Chair-person