



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson
Carlos Barron
Thomas Holton
Kathy Kvasnicka
Thomas Meyers
Paul Weber

**Planning Commission Agenda
Regular Meeting
Virtual Meeting via GoToMeeting*
Wednesday, November 3, 2021
6:00 P.M.**

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

**This meeting will be held virtually only.
Login information on how to attend this virtual meeting is on the second page of this Agenda.*

Call to Order – Roll Call

Approval of Agenda

Consent Agenda – Consent Agenda items are considered routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Commission member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

- a. Approval of the Minutes of the October 14, 2021 Meeting

Public Comment – This portion of the Agenda is provided to allow members of the audience to present comments to the Planning Commission related to items not otherwise listed on the Agenda.

Action Items

- a. **Withdrawal of the Proposed Revisions to 16-62(e), Article III of Chapter 16 of the Fort Lupton Municipal Code**

Discussion Items

- a. Review of Meeting Discussion
- b. Development Code Update

Future Business

- a. Planning Commission Meeting on Thursday, November 18, 2021 at 6:00 PM

Adjourn

Virtual Meeting Instructions

Planning Commission Meeting

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/247460885>

You can also dial in using your phone.

United States (Toll Free): [1 877 309 2073](tel:18773092073)

United States: [+1 \(312\) 757-3129](tel:+13127573129)

Access Code: 247-460-885

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/247460885>

If you would like to participate remotely, we encourage you to test the phone number and links provided above prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 303-304-4498 or email PlanningDept@fortluptonco.gov immediately.

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
October 14, 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, October 14, 2021.

Chair Mike Simone called the meeting to order at 6:03 p.m.

ROLL CALL

Those present were Chair Mike Simone and Commission Members Carlos Barron, Kathy Kvasnicka, Thomas Holton and Paul Weber. Also in attendance were Planning Director Todd Hodges, Planner Alyssa Knutson, Planner Maria Lancto and Administrative Assistant Magaly Morales-Tejada.

APPROVAL OF AGENDA

Paul Weber moved to approve the agenda and Kathy Kvasnicka seconded.

CONSENT AGENDA

Carlos Barron moved to approve the consent agenda and Paul Weber seconded.

PUBLIC COMMENT

There was no public comment.

ACTION ITEMS

P2021-025 Cottonwood Greens Filing No.4 Preliminary Plat & PUD Plan

Planner Knutson presented this item. She stated that this is Filing No. 4 for this Cottonwood Greens PUD Plat & PUD Plan, and Filing Nos. 1-3 were approved by City Council on May 19, 2020. The property is located north and adjacent to 9th St and east and adjacent to College Ave. All notification requirements have been met.

Applicant representative, Kristin Turner, provided a brief presentation. She stated that 9th St. runs along the southern property boundary and College Ave. runs along the western boundary. Cottonwood Greens Filings 1-3 are located to the west of this property and are currently under construction. There will be two streets that will connect throughout the entire project. The townhomes will all be accessed through the rear and porches will be facing the streetscape, allowing for a more pedestrian oriented feel and look to the property. There will be several trail connectors throughout the project.

Jim Righeimer, applicant representative, added that they will be buying the adjacent parcel known as the Conner piece to achieve contiguity in the development up to the fire station. There are already accessible trails within the development and progress is being made on the public road.

Chair Simone opened up the public comment portion of the Hearing for the action item. Hearing none, he closed the public comment.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
October 14, 2021**

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

Member Holton asked if there was a retention pond on the northern corner of this parcel, how many total units there will be, and the projected cost of these units.

Dan Rodriguez, engineer for this project, stated that there is a retention pond that will provide additional retention. There will be 137 units and the cost of these units is unknown to them as that comes from the developer.

Member Barron asked if there would be parking on the main frontages of 9th Street and College Avenue.

Rodriguez stated that there would not be. All on-street parking will be within the development. Each unit has four off street parking spaces.

Member Carlos Barron moved to approve P2021-025 and Paul Weber seconded. This 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 will be on November 3, 2021 at 6:00pm

ADJOURNMENT

Chair Simone adjourned the meeting at 6:30 PM.

Submitted by

Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

Mike Simone, Chair



To: Planning Commission
From: Alyssa Knutson, AICP, Planner II
CC: Todd Hodges, Planning Director; Andy Ausmus, City Attorney
Date: November 3, 2021
Subject: Withdrawal of the Proposed Revisions to 16-62(e), Article III of Chapter 16 of the Fort Lupton Municipal Code

Staff is requesting a cancellation of the scheduled public meeting for the proposed revisions to 16-62(e), Article III of Chapter 16 of the Fort Lupton Municipal Code. After discussion with the City Attorney, it has been determined additional information is required prior to moving forward with the proposed revisions.