



City of Fort Lupton

REGULAR MEETING AGENDA

Tuesday, December 21, 2021

7:00 PM

130 South McKinley Avenue

Zo Stieber, Mayor

Shannon Rhoda, Ward 1

Chris Ceretto, Ward 2

Mike Sanchez, Ward 3

David Crespino, Ward 1

Tommy Holton, Ward 2

Bruce Fitzgerald, Ward 3

You may join in person or join remotely by registering at:

<https://attendee.gotowebinar.com/register/8202213119026433036>

Pledge of Allegiance

Call to Order

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 Stieber

Approval of Agenda

Review of Accounts Payables

- a. December 21, 2021 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. December 7, 2021 City Council Meeting Minutes
- b. December 14, 2021 City Council Special Meeting Minutes
- c. AM 2021-213 A Resolution to Approve the Mayor's Signature for an Intergovernmental Agreement for the Highway 52 Planning and Environmental Linkages Study (PEL) and Access Control Plan (ACP)
- d. AM 2021-212 Accept the AXON Enterprises Agreement Adjustment

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 Stieber

- a. AM 2021-210 Approving a Resolution for the Equipmentsshare.com, Inc. Fort Lupton CO Site Plan and Special Use Permit for a Heavy Equipment Rental Business and Aboveground Fuel Island

Action Memorandum

- a. AM 2021-209 Approve a Resolution for the Flats at Lupton Village PUD Sketch Plat Submitted by Baessler Development, LLC to Create a Single Family Attached Residential Subdivision With Future Commercial Area
- b. AM 2021-211 Approve a Resolution to Increase Rates at Coyote Creek Golf Course for the 2022 Season
- c. AM 2021-214 Approving the Seventeenth Interim Agreement With Payment to the Northern Integrated Supply Project (NISP) Water Activity Enterprise of \$973,450 for Phase 3A, Phase 5, Phase 6, and Phase 7 of the Project Fund out of the Water Sales Tax Fund
- d. AM 2021-215 Approve Water and Sewer Rate Increases Effective January 1, 2022

Staff Reports

Mayor/Council Reports

Future City Events

- a. Upcoming Events

Adjourn



City of Fort Lupton

Check Report

By Check Number

Date Range: 12/08/2021 - 12/21/2021

Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount Discount Amount	Payment Amount Payable Amount	Number
Bank Code: Golf Course-Golf Course							
000024	ACE HARDWARE OF FORT LUPTON		12/14/2021	Regular	0.00	154.09	84860
91929	Invoice	12/03/2021	GOLF-LIGHTS-MAINT		0.00	154.09	
000239	CITY OF FORT LUPTON		12/14/2021	Regular	0.00	12,579.23	84861
110249001 NOV21	Invoice	12/01/2021	GOLF-AR INVOICES		0.00	266.67	
110252001 NOV21	Invoice	12/01/2021	GOLF-AR INVOICES		0.00	12,172.51	
110252101 NOV21	Invoice	12/01/2021	GOLF-AR INVOICES		0.00	96.56	
770214501 NOV21	Invoice	12/01/2021	GOLF-AR INVOICES		0.00	43.49	
002723	EAGLE ROCK COMPANY OF COLO		12/14/2021	Regular	0.00	238.30	84862
8372194	Invoice	12/06/2021	GOLF-BEVERAGES-PRO SHOP		0.00	238.30	
000445	EWING IRRIGATION PRODUCTS INC		12/14/2021	Regular	0.00	2,381.40	84863
15687817	Invoice	12/01/2021	GOLF-LANDSCAPE MATERIALS-MAINT		0.00	2,381.40	
000567	HIGH COUNTRY BEVERAGE CORP		12/14/2021	Regular	0.00	578.30	84864
W-6117669	Invoice	12/06/2021	GOLF-BEVERAGES-PRO SHOP		0.00	578.30	
000636	JC GOLF ACCESSORIES		12/14/2021	Regular	0.00	182.74	84865
SI-177000	Invoice	12/03/2021	GOLF-GOLF ACCESSORIES-PRO SHOP		0.00	182.74	
002928	PAR WEST TURF SERVICES INC		12/14/2021	Regular	0.00	234.30	84866
149799	Invoice	12/01/2021	GOLF-HOLE TARGETS-MAINT		0.00	234.30	
000974	SAFE SYSTEMS INC		12/14/2021	Regular	0.00	146.00	84867
870192-1060	Invoice	12/05/2021	GOLF-SECURITY-PRO SHOP		0.00	146.00	
001022	SOUTHERN GLAZER'S OF CO		12/14/2021	Regular	0.00	299.80	84868
2674841	Invoice	12/01/2021	GOLF-BEVERAGES-PRO SHOP		0.00	299.80	
001137	UNITED POWER		12/14/2021	Regular	0.00	2,989.75	84869
1194602 DEC21	Invoice	12/03/2021	United Power		0.00	555.70	
1195001 DEC21	Invoice	12/03/2021	United Power		0.00	2,194.56	
1195701 DEC21	Invoice	12/03/2021	United Power		0.00	193.06	
19595600 DEC21	Invoice	12/03/2021	United Power		0.00	24.85	
6601202 DEC21	Invoice	12/03/2021	United Power		0.00	21.58	
001346	USGA CLUB MEMBERSHIP		12/14/2021	Regular	0.00	150.00	84870
DEC21	Invoice	12/08/2021	GOLF-CLUB MEMBERSHIP-PRO SHOP		0.00	150.00	
000024	ACE HARDWARE OF FORT LUPTON		12/21/2021	Regular	0.00	17.94	84871
92080	Invoice	12/13/2021	GOLF-COMPRESSION CAP-PRO SHOP		0.00	17.94	
000048	AIRGAS USA LLC		12/21/2021	Regular	0.00	15.38	84872
9984650040	Invoice	12/01/2021	GOLF-FUEL-MAINT		0.00	15.38	
000239	CITY OF FORT LUPTON		12/21/2021	Regular	0.00	205.36	84873
FIN2021362	Invoice	12/13/2021	GOLF-REIMBURSE VERIZON INV #98937693...		0.00	205.36	
000461	FERRELLGAS LP		12/21/2021	Regular	0.00	1,286.23	84874
1117229050	Invoice	12/01/2021	GOLF-PROPANE-MAINT		0.00	669.42	
1117404485	Invoice	12/01/2021	GOLF-PROPANE-MAINT		0.00	616.81	
002661	OZTEK COMMERCIAL SERVICES LLC		12/21/2021	Regular	0.00	296.19	84875
17103	Invoice	12/01/2021	GOLF-ICE MACHINE REPAIR-PRO SHOP		0.00	296.19	
000246	SRIXON/CLEVELAND GOLF/XX10		12/21/2021	Regular	0.00	92.70	84876

Check Report

Date Range: 12/08/2021 - 12/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
6689860	Invoice	12/01/2021	GOLF-APPAREL-PRO SHOP	0.00	92.70	
001052	SWIRE COCA-COLA, USA	12/21/2021	Regular	0.00	190.99	84877
24908200548	Invoice	12/10/2021	GOLF-BEVERAGES-PRO SHOP	0.00	190.99	
002925	TURFTIME EQUIPMENT	12/21/2021	Regular	0.00	10,450.00	84878
92092	Invoice	12/09/2021	GC-4 YD DUMP TRAILER-GOLF MAINT	0.00	10,450.00	
000285	COLORADO DEPARTMENT OF REVENUE	12/10/2021	Bank Draft	0.00	1,435.51	DFT0001858
NOV21 GOLF	Invoice	12/10/2021	GOLF-NOV21 SALES TAX	0.00	1,435.51	

Bank Code Golf Course Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	27	19	0.00	32,488.70
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	1,435.51
EFT's	0	0	0.00	0.00
	28	20	0.00	33,924.21

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Pooled Cash-Pooled Cash						
002927	LINDA PARKER	12/08/2021	Regular	0.00	1,359.00	70683
120821	Invoice	12/08/2021	UF-UB OVERPAYMENT REFUND	0.00	1,359.00	
000031	ADAMSON POLICE PRODUCTS	12/14/2021	Regular	0.00	27.80	70684
INV366258	Invoice	12/01/2021	GF-UNIFORMS-PD	0.00	13.90	
INV366261	Invoice	12/01/2021	GF-UNIFORMS-PD	0.00	13.90	
001293	AMAZON.COM	12/14/2021	Regular	0.00	481.99	70685
1DQJ-L3G6-CKQD	Invoice	12/06/2021	Amazon Supplies	0.00	118.63	
1PKR-L69L-CHJK	Invoice	12/05/2021	GF-WINTERFEST EQUIPMENT-COM EVENTS	0.00	363.36	
001820	BADGER METER	12/14/2021	Regular	0.00	1,729.66	70686
1474039	Invoice	12/01/2021	UF-METER ACCESSORIES-W LINES	0.00	1,583.32	
80087038	Invoice	12/01/2021	UF-BEACON SERVICES-W LINES	0.00	146.34	
002853	BUCKEYE CLEANING CENTER	12/14/2021	Regular	0.00	266.40	70687
90360072	Invoice	12/01/2021	REC-TOWELS/TOWEL DISPENSER	0.00	222.00	
90376134	Invoice	12/06/2021	GF-JANITORIAL SUPPLIES-FAC	0.00	44.40	
000208	CESARE INC	12/14/2021	Regular	0.00	3,073.10	70688
21.3071.2	Invoice	12/01/2021	GF-GEOTECH STUDY-ENGINEERING	0.00	3,073.10	
000230	CINTAS FIRST AID & SAFETY	12/14/2021	Regular	0.00	52.99	70689
5085951496	Invoice	12/01/2021	REC-FIRST AID SUPPLIES	0.00	52.99	
000241	CITY OF FT LUPTON-UTIL INVOICE	12/14/2021	Regular	0.00	12,307.01	70690
110035001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	74.55	
110221001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	49.40	
110222001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	111.55	
110251001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	94.79	
330025001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	79.23	
330031001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	66.58	
330045001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	166.40	
330092001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	77.58	
330166001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	96.34	
330920000 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	34.65	
550055501 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	159.33	
550057001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	535.18	
550057601 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	2,077.08	
550057701 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	4,107.19	
660092001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	82.80	
770109501 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	34.65	
770116501 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	34.65	
770229001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	34.65	
770229501 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	453.89	
770229601 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	34.71	
770231101 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	34.65	
990004001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	51.20	
990004101 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	93.41	
990005001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	264.72	
990006001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	43.69	
990007001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	54.92	
990008001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	41.96	
990132001 NOV21	Invoice	12/01/2021	Water/Sewer Bill-City	0.00	3,317.26	
001526	CLEAR WATER SOLUTIONS INC	12/14/2021	Regular	0.00	6,200.00	70691
6484	Invoice	12/06/2021	UF-AWI Act Risk & Resilience Assessment-W...	0.00	6,200.00	
002651	COLORADO COMMUNITY MEDIA	12/14/2021	Regular	0.00	218.44	70692
42945	Invoice	12/03/2021	GF-PUBLIC NOTICES	0.00	218.44	
002266	COLORADO PAVING INC	12/14/2021	Regular	0.00	789,374.64	70693

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
2021-903	Invoice	12/01/2021	College and 9th St Paving Project	0.00	789,374.64	
000307	COMCAST CABLE COMM, LLC	12/14/2021	Regular	0.00	369.12	70694
0116038 DEC21	Invoice	12/01/2021	REC-DEC21 PHONE SERVICE	0.00	218.47	
0124495 DEC21	Invoice	12/01/2021	CPR-CABLE-COM CTR	0.00	150.65	
002899	DIG DEEP RESEARCH, LLC	12/14/2021	Regular	0.00	5,000.00	70695
1835	Invoice	12/01/2021	GF-Grant Research Services-Misc	0.00	5,000.00	
000445	EWING IRRIGATION PRODUCTS INC	12/14/2021	Regular	0.00	299.50	70696
8750542	Invoice	12/01/2021	GF-MULCH-PARKS	0.00	149.75	
8751343	Invoice	12/01/2021	GF-MULCH-PARKS	0.00	149.75	
000491	FORT LUPTON VETERINARY	12/14/2021	Regular	0.00	600.00	70697
112421	Invoice	12/01/2021	GF-ANIMAL IMPOUNDS-CODE	0.00	600.00	
002011	FRONT RANGE LUMBER COMPANY	12/14/2021	Regular	0.00	370.58	70698
16140/2	Invoice	12/07/2021	GF-LANDSCAPE TIMBERS-PARKS	0.00	370.58	
002829	IDEAL FENCING CORP	12/14/2021	Regular	0.00	8,800.00	70699
18521	Invoice	12/01/2021	backstop fencing	0.00	8,800.00	
000670	K & K LASER CREATIONS LLC	12/14/2021	Regular	0.00	80.64	70700
33058	Invoice	12/01/2021	GF-NAME PLATES-LEGIS	0.00	80.64	
000714	LEGACY SCHOOL OF DANCE LLC	12/14/2021	Regular	0.00	945.00	70701
NOV21	Invoice	12/01/2021	REC-DANCE CLASSES	0.00	945.00	
000820	MUNICODE	12/14/2021	Regular	0.00	275.00	70702
00367395	Invoice	12/02/2021	GF-SUPPORT FEE-CITY CL	0.00	275.00	
000865	OFFICE DEPOT	12/14/2021	Regular	0.00	63.13	70703
207816152001	Invoice	12/01/2021	GF-INDEX CARDS-LEGIS	0.00	50.14	
207840327001	Invoice	12/01/2021	GF-DESK PAD-LEGIS	0.00	12.99	
002924	OJL EXCAVATING LLC	12/14/2021	Regular	0.00	859.00	70704
B215214	Invoice	12/03/2021	UF-HYDRANT METER DEPOSIT REFUND #B21...	0.00	859.00	
000869	OPERATIONS MANAGEMENT INT	12/14/2021	Regular	0.00	123,747.00	70705
351230-23-01	Invoice	01/01/2022	UF-OMI MONTHLY BILLING	0.00	123,747.00	
000932	R & M SERVICES	12/14/2021	Regular	0.00	258.81	70706
10627	Invoice	12/01/2021	GF-VEHICLE MAINTENANCE-PD	0.00	95.60	
10628	Invoice	12/01/2021	GF-VEHICLE MAINTENANCE-PD	0.00	82.61	
10629	Invoice	12/01/2021	GF-VEHICLE MAINTENANCE-PD	0.00	80.60	
001101	TODD HODGES DESIGN LLC	12/14/2021	Regular	0.00	8,853.75	70707
3374	Invoice	12/05/2021	GF-PLANNING SRVCS 11/22-12/5-PLANNING	0.00	8,853.75	
001137	UNITED POWER	12/14/2021	Regular	0.00	33,002.07	70708
10553102 DEC21	Invoice	12/03/2021	United Power	0.00	22.35	
1195501 DEC21	Invoice	12/03/2021	United Power	0.00	1,562.04	
1195603 DEC21	Invoice	12/03/2021	United Power	0.00	107.94	
1196401 DEC21	Invoice	12/03/2021	United Power	0.00	33.82	
1207701 DEC21	Invoice	12/03/2021	United Power	0.00	21.05	
1223101 DEC21	Invoice	12/03/2021	United Power	0.00	20.00	
1240301 DEC21	Invoice	12/03/2021	United Power	0.00	207.15	
1241801 DEC21	Invoice	12/03/2021	United Power	0.00	478.83	
1241903 DEC21	Invoice	12/03/2021	United Power	0.00	119.27	
1276101 DEC21	Invoice	12/03/2021	United Power	0.00	253.12	
1279801 DEC21	Invoice	12/03/2021	United Power	0.00	24.72	
1295501 DEC21	Invoice	12/03/2021	United Power	0.00	55.69	
1296101 DEC21	Invoice	12/03/2021	United Power	0.00	103.50	
1299501 DEC21	Invoice	12/03/2021	United Power	0.00	112.00	
1302801 DEC21	Invoice	12/03/2021	United Power	0.00	1,418.12	

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
1302901 DEC21	Invoice	12/03/2021	United Power	0.00	137.92	
1316801 DEC21	Invoice	12/03/2021	United Power	0.00	384.57	
1322501 DEC21	Invoice	12/03/2021	United Power	0.00	5,967.69	
1360303 DEC21	Invoice	12/03/2021	United Power	0.00	38.27	
13842400 DEC21	Invoice	12/03/2021	United Power	0.00	48.98	
14427100 DEC21	Invoice	12/03/2021	United Power	0.00	138.91	
15232500 DEC21	Invoice	12/03/2021	United Power	0.00	21.94	
17149700 DEC21	Invoice	12/03/2021	United Power	0.00	59.58	
17761600 DEC21	Invoice	12/03/2021	United Power	0.00	20.00	
17868800 DEC21	Invoice	12/03/2021	United Power	0.00	20.00	
18057500 DEC21	Invoice	12/03/2021	United Power	0.00	499.33	
18498400 DEC21	Invoice	12/03/2021	United Power	0.00	112.59	
18762100 DEC21	Invoice	12/03/2021	United Power	0.00	37.39	
19545100 DEC21	Invoice	12/03/2021	United Power	0.00	660.73	
20040100DEC21	Invoice	12/03/2021	United Power	0.00	288.80	
21675200 DEC21	Invoice	12/03/2021	United Power	0.00	57.54	
21675300 DEC21	Invoice	12/03/2021	United Power	0.00	32.13	
22185901 DEC21	Invoice	12/03/2021	United Power	0.00	20.02	
3399301 DEC21	Invoice	12/03/2021	United Power	0.00	52.13	
6612303 DEC21	Invoice	12/03/2021	United Power	0.00	21.07	
6779701 DEC21	Invoice	12/03/2021	United Power	0.00	5,926.06	
704901 DEC21	Invoice	12/03/2021	United Power	0.00	8,891.61	
7225800 DEC21	Invoice	12/03/2021	United Power	0.00	20.00	
726705 DEC21	Invoice	12/03/2021	United Power	0.00	20.00	
7280200 DEC21	Invoice	12/03/2021	United Power	0.00	21.79	
733101 DEC21	Invoice	12/03/2021	United Power	0.00	220.38	
762901 DEC21	Invoice	12/03/2021	United Power	0.00	59.66	
803908 DEC21	Invoice	12/03/2021	United Power	0.00	4,101.02	
8976200 DEC21	Invoice	12/03/2021	United Power	0.00	582.36	
001149	**Void**	12/14/2021	Regular	0.00	0.00	70709
	UTILITY NOTIFICATION CENTER	12/14/2021	Regular	0.00	260.04	70710
221110617	Invoice	12/01/2021	SSTX-NOV21 RTL TRANSMISSIONS-STREETS	0.00	260.04	
001156	VERIZON WIRELESS SVCS LLC	12/14/2021	Regular	0.00	4,493.98	70711
9893769313	Invoice	12/01/2021	Verizon Bill	0.00	4,493.98	
001174	WAGNER EQUIPMENT CO.	12/14/2021	Regular	0.00	145,524.80	70712
84253901	Invoice	12/01/2021	GF-430 CAT BACKHOE-STREETS	0.00	145,524.80	
001963	WASTE CONNECTIONS OF COLO, INC	12/14/2021	Regular	0.00	434.34	70713
5785076	Invoice	12/01/2021	UF-NOV21 TRASH SERVICES-ADMIN	0.00	263.77	
5785250	Invoice	12/01/2021	GF-NOV21 TRASH SERVICE-PW SHOP	0.00	170.57	
001188	WELD CNTY CLERK/RECORDER	12/14/2021	Regular	0.00	6,113.75	70714
11221	Invoice	12/06/2021	Coordinated Elections	0.00	6,113.75	
001189	WELD COUNTY ACCTG DEPART	12/14/2021	Regular	0.00	5,327.13	70715
NOV21	Invoice	12/01/2021	GF-FUEL PURCHASES	0.00	5,327.13	
002660	WHITESIDE'S BOOTS AND CLOTHING	12/14/2021	Regular	0.00	340.96	70716
390109	Invoice	12/01/2021	GF-MARK BROWN UNIFORMS-FAC	0.00	165.96	
390182	Invoice	12/01/2021	GF-DEREK MEYERS UNIFORMS-PW SHOP	0.00	175.00	
001224	XCEL ENERGY-GAS	12/14/2021	Regular	0.00	1,264.99	70717
757949770	Invoice	12/01/2021	CPR-NOV21 GAS BILL-MUSEUM	0.00	1,264.99	
002929	4XINDUSTRIAL	12/21/2021	Regular	0.00	503.00	70718
121021	Invoice	12/10/2021	UF-HYDRANT METER DEPOSIT REFUND GLH L.	0.00	503.00	
001301	AAA AUTO PARTS INC	12/21/2021	Regular	0.00	913.01	70719
130154	Invoice	12/14/2021	GF-AUTOPRO SPOOL/DEF-PARKS	0.00	913.01	

Check Report

Date Range: 12/08/2021 - 12/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
000030	ADAMS COUNTY SHERIFF	12/21/2021	Regular	0.00	300.00	70720
399457	Invoice	12/09/2021	GF-RANGE-PD	0.00	300.00	
000031	ADAMSON POLICE PRODUCTS	12/21/2021	Regular	0.00	448.03	70721
INV366525	Invoice	12/01/2021	GF-UNIFORMS-PD	0.00	215.90	
INV366789	Invoice	12/01/2021	GF-UNIFORMS-PD	0.00	232.13	
000034	ADT SECURITY SYSTEM	12/21/2021	Regular	0.00	127.49	70722
50576495 DEC21	Invoice	12/02/2021	CPR-SECURITY MONITORING	0.00	127.49	
000037	ADVANCED URGENT CARE AND OCC MED	12/21/2021	Regular	0.00	340.00	70723
72619	Invoice	12/09/2021	HR-DOT PHYSICAL-HR	0.00	85.00	
72620	Invoice	12/09/2021	GF-DOT PHYSICAL-HR	0.00	85.00	
72621	Invoice	12/09/2021	GF-DOT PHYSICAL-HR	0.00	85.00	
72622	Invoice	12/09/2021	GF-DOT PHYSICAL-HR	0.00	85.00	
000108	AUSMUS LAW FIRM PC	12/21/2021	Regular	0.00	1,200.00	70724
7381	Invoice	12/06/2021	GF-PROSECUTION SERVICES-COURT	0.00	1,200.00	
002853	BUCKEYEE CLEANING CENTER	12/21/2021	Regular	0.00	1,693.99	70725
90375612	Invoice	12/02/2021	REC-JANITORIAL SUPPLIES	0.00	1,602.19	
90378265	Invoice	12/14/2021	REC-NEUTRAL CLEANER	0.00	91.80	
002651	COLORADO COMMUNITY MEDIA	12/21/2021	Regular	0.00	57.96	70726
43543	Invoice	12/10/2021	GF-PUBLIC NOTICES-FINANCE	0.00	57.96	
000306	COMCAST BUSINESS	12/21/2021	Regular	0.00	2,210.30	70727
135385037	Invoice	12/01/2021	GF-DEC'21 INTERNET SERVICE-IT	0.00	2,210.30	
000307	COMCAST CABLE COMM, LLC	12/21/2021	Regular	0.00	348.63	70728
0147405 NOV21	Invoice	12/01/2021	CPR-PHONE/INTERNET-COM CTR	0.00	175.90	
0163725 DEC21	Invoice	12/01/2021	GF-FAX/PHONE SERVICES-ADMIN	0.00	172.73	
002915	COMCATE SOFTWARE INC	12/21/2021	Regular	0.00	750.00	70729
7716	Invoice	12/01/2021	GF-CEM TRAINING-CODE	0.00	750.00	
002936	CRISTANDO HOUSE INC	12/21/2021	Regular	0.00	150.00	70730
300664	Invoice	12/10/2021	GF-H.SALINAS LEADERSHIP CLASS-PD REC	0.00	150.00	
001089	ERGOMED	12/21/2021	Regular	0.00	465.00	70731
7612967	Invoice	12/01/2021	GF-EMPLOYMENT SCREEN-HR	0.00	465.00	
000445	EWING IRRIGATION PRODUCTS INC	12/21/2021	Regular	0.00	748.75	70732
8806485	Invoice	12/08/2021	GF-MULCH-PARKS	0.00	449.25	
8809208	Invoice	12/08/2021	GF-MULCH-PARKS	0.00	299.50	
002568	FORT LUPTON CAR WASH	12/21/2021	Regular	0.00	277.25	70733
252	Invoice	12/02/2021	GF-CAR WASH-PD	0.00	277.25	
002222	GREELEY LOCK & KEY	12/21/2021	Regular	0.00	1,139.08	70734
13329	Invoice	12/09/2021	GF-SECURITY CAMERA'S CITYHAL/PD	0.00	1,139.08	
002858	IMPERIAL CUSTOM CONCRETE, LLC	12/21/2021	Regular	0.00	30,312.50	70735
2021-02	Invoice	12/09/2021	REPAIRS, TRAIL, AND PARKING LOT	0.00	30,312.50	
000688	KINSCO, LLC	12/21/2021	Regular	0.00	729.96	70736
486	Invoice	12/01/2021	GF-UNIFORMS-CODE	0.00	729.96	
000691	KONE INC	12/21/2021	Regular	0.00	140.80	70737
962070341	Invoice	12/01/2021	REC-MONTHLY MAINTENANCE	0.00	140.80	
000716	LEONARD B. MEDOFF, Ph.D.	12/21/2021	Regular	0.00	350.00	70738
120421	Invoice	12/04/2021	GF-J.STEINKE EVALUATION-PD	0.00	350.00	
000729	LINDA KUDRNA	12/21/2021	Regular	0.00	134.40	70739

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Date Range: 12/08/2021 - 12/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
121421	Invoice	12/14/2021	REC-REIMBURSE MILEAGE	0.00	134.40	
000862	O'REILLY AUTO PARTS	12/21/2021	Regular	0.00	4.99	70740
4489-343922	Invoice	12/07/2021	GF-LP FASTENERS-FAC	0.00	4.99	
001643	PROCEDURE INC	12/21/2021	Regular	0.00	15,586.08	70741
1969	Invoice	12/10/2021	GF-NOV21 PERMIT/INSPECTION FEES-PLANN...	0.00	15,586.08	
000956	ROCKY MOUNTAIN LOW VOLTAGE	12/21/2021	Regular	0.00	1,481.31	70742
20211376	Invoice	12/01/2021	CPR-ALARM SYSTEMS-COM CTR	0.00	1,481.31	
001606	SUPER-TECH FILTERS	12/21/2021	Regular	0.00	442.47	70743
357494	Invoice	12/03/2021	REC-HVAC FILTERS	0.00	442.47	
001075	THE CONSOLIDATED MUTUAL	12/21/2021	Regular	0.00	208.79	70744
12/13/21	Invoice	12/13/2021	UF-NOV21 ELECTRICAL PERRY PIT-DISCHARG...	0.00	142.45	
12132021	Invoice	12/13/2021	UF-NOV21 ELECTRICAL PERRY PIT-WELL C	0.00	32.95	
121321	Invoice	12/13/2021	UF-NOV21 ELECTRICAL PERRY PIT-WELL B	0.00	33.39	
002930	TITO FERNANDEZ	12/21/2021	Regular	0.00	200.00	70745
2006775	Invoice	12/07/2021	REC-SB TOURN REFUND	0.00	200.00	
001120	TRUDILIGENCE LLC	12/21/2021	Regular	0.00	239.74	70746
43747	Invoice	12/01/2021	GF-EMPLOYMENT SCREENS-HR	0.00	239.74	
001198	WELD COUNTY PUBLIC HEALTH	12/21/2021	Regular	0.00	50.00	70747
IN0030314	Invoice	12/10/2021	REC-CHILDCARE INSPECTION FEE	0.00	50.00	
001199	WELD COUNTY PUBLIC SAFETY IT	12/21/2021	Regular	0.00	1,500.00	70748
FORTLUPTONPD-1...	Invoice	12/10/2021	GF-TOKEN REFRESH-PD	0.00	1,500.00	
001212	WILLIAMS AND WEISS CONSULTING	12/21/2021	Regular	0.00	3,375.00	70749
1609	Invoice	12/13/2021	2021 WATER ENGINEERING	0.00	3,375.00	
002690	ZACHARY MARTINEZ	12/21/2021	Regular	0.00	50.00	70750
2006776	Invoice	12/07/2021	REC-SB TOURN. OVERPAYMENT	0.00	50.00	
001416	VALIC_1	12/17/2021	Bank Draft	0.00	865.00	DFT0001854
INV0001079	Invoice	12/17/2021	VALIC - 457(b) \$ Contributions	0.00	865.00	
001265	IRS	12/17/2021	Bank Draft	0.00	2,225.47	DFT0001855
INV0001080	Invoice	12/17/2021	Federal Withholding	0.00	2,225.47	
001418	CO DEPARTMENT OF REVENUE	12/17/2021	Bank Draft	0.00	288.80	DFT0001856
INV0001081	Invoice	12/17/2021	CO Withholding	0.00	288.80	
000285	COLORADO DEPARTMENT OF REVENUE	12/10/2021	Bank Draft	0.00	50.74	DFT0001857
NOV21 REC	Invoice	12/10/2021	REC-NOV21 SALES TAX	0.00	50.74	
000119	BANK OF COLORADO	12/17/2021	Bank Draft	0.00	6,247.91	DFT0001859
INV0001082	Invoice	12/17/2021	HSA DISTRIBUTION	0.00	6,247.91	
000119	BANK OF COLORADO	12/17/2021	Bank Draft	0.00	515.83	DFT0001860
INV0001083	Invoice	12/17/2021	HSA DISTRIBUTION	0.00	515.83	
001416	VALIC_1	12/17/2021	Bank Draft	0.00	31,697.89	DFT0001861
INV0001084	Invoice	12/17/2021	VALIC - 457(b) \$ Contributions	0.00	31,697.89	
001265	IRS	12/17/2021	Bank Draft	0.00	51,380.12	DFT0001862
INV0001085	Invoice	12/17/2021	Federal Withholding	0.00	51,380.12	
001418	CO DEPARTMENT OF REVENUE	12/17/2021	Bank Draft	0.00	8,814.52	DFT0001863

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Date Range: 12/08/2021 - 12/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001086	Invoice	12/17/2021	CO Withholding	0.00	8,814.52	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	157	67	0.00	1,228,853.15
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	9	9	0.00	102,086.28
EFT's	0	0	0.00	0.00
	166	77	0.00	1,330,939.43

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	184	86	0.00	1,261,341.85
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	10	10	0.00	103,521.79
EFT's	0	0	0.00	0.00
	194	97	0.00	1,364,863.64

Fund Summary

Fund	Name	Period	Amount
600	GOLF ENTERPRISE FUND	12/2021	33,924.21
999	POOLED CASH/CONSOLIDATED CASH	12/2021	1,330,939.43
			1,364,863.64

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 7, 2021**

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 7, 2021. Due to the COVID-19 virus, the meeting was held with remote access provided through GoToWebinar. Mayor Zo Stieber called the meeting to order at 7:00 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 Stieber and Councilmembers Chris Ceretto and Bruce Fitzgerald. Councilmembers Shannon Rhoda and David Crespín participated remotely through GoToWebinar.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, City Attorney, Andy Ausmus, Police Chief, John Fryar, Planning Director, Todd Hodges, Finance Director, Leann Perino and Public Works Director Roy Vestal.

Mayor Zo Stieber stated that she was presenting a Point of Privilege, thanking the current Councilmembers for their work and contributions. The newly elected officials took the Oath of Office provided by Judge Gresh.

A recess was taken at 7:09. Roll call was taken at 7:20.

PERSONS TO ADDRESS COUNCIL

There was no one to address the Council.

APPROVAL OF AGENDA

It was moved by Carlos Barron and seconded by Bruce Fitzgerald to approve the Agenda as presented. Motion passed unanimously on a voice vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the December 7, 2021, payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

It was moved by Chris Ceretto and seconded by Claud Hanes to approve the Agenda as presented with the following items: November 12, 2021 City Council Special Meeting Minutes, November 16, 2021 City Council Meeting Minutes, Second Reading Ordinance 2021-1133 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO AMENDING CHAPTER 18 BUILDING REGULATIONS OF THE FORT LUPTON MUNICIPAL CODE AND ADOPTING BY REFERENCE THE INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, 2018 EDITION; THE

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 7, 2021

NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), CURRENT STATE ADOPTED EDITION; INTERNATIONAL MECHANICAL CODE OF THE INTERNATIONAL CODE COUNCIL, 2018 EDITION; INTERNATIONAL PLUMBING CODE OF THE INTERNATIONAL CODE COUNCIL, 2018 EDITION; INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL, 2018 EDITION; INTERNATIONAL FUEL GAS CODE OF THE INTERNATIONAL CODE COUNCIL, 2018 EDITION; INTERNATIONAL PROPERTY MAINTENANCE CODE OF THE INTERNATIONAL CODE COUNCIL, 2018 EDITION; INTERNATIONAL EXISTING BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, 2018 EDITION; INTERNATIONAL RESIDENTIAL CODE OF THE INTERNATIONAL CODE COUNCIL, 2018 EDITION; INTERNATIONAL ENERGY CONSERVATION CODE OF THE INTERNATIONAL CODE COUNCIL, 2018 EDITION; AND ENACTING A NEW SECTION CHAPTER 18 ARTICLE XVI KNOWN AS THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, Approve Resolution 2021R071 A RESOLUTION APPOINTING BRUCE FITZGERALD AS CITY TREASURER (AM 2021-196), Approve Resolution 2021R072 A RESOLUTION APPOINTING CHRIS CERETTO AS MAYOR PRO TEM (AM 2021-197), Approve Resolution 2021R073 A RESOLUTION RATIFYING THE MAYOR'S APPOINTMENT OF GERRI HOLTON TO THE FORT LUPTON PUBLIC AND SCHOOL LIBRARY BOARD FOR A TERM TO EXPIRE DECEMBER 31, 2025 (AM 2021-198), Approve Resolution 2021R074 A RESOLUTION APPOINTING LIEUTENANT DAVID HEMPEL TO THE WELD COUNTY COMMUNICATIONS ADVISORY COMMITTEE FOR A TWO-YEAR TERM (AM 2021-199), Approve Resolution 2021R075 A RESOLUTION APPROVING THE APPOINTMENT OF CRISTIAN GONZALEZ-TORRES AS A MEMBER OF THE FORT LUPTON URBAN RENEWAL AUTHORITY AS A SCHOOL DISTRICT REPRESENTATIVE FOR A FIVE-YEAR TERM EXPIRING DECEMBER 7, 2026 (AM 2021-200), Approve Resolution 2021R076 A RESOLUTION RATIFYING THE REAPPOINTMENT OF BUSHROD WHITE BY THE MAYOR TO SERVE AS A REGULAR MEMBER ON THE PLANNING COMMISSION FOR A THREE-YEAR TERM BEGINNING DECEMBER 15, 2021 AND ENDING DECEMBER 15, 2024 (AM 2021-201), Adopt Ordinance 2021-1134 AN ORDINANCE ACCEPTING THE BEEN MSD PUBLIC RIGHT OF WAY DEDICATION FOR CR 19. It was moved by Chris Ceretto and seconded by Claud Hanes. Motion passed unanimously on roll call vote.

PUBLIC HEARING

Continuance of the Public Hearing for the SB Weakland Investments Amended Site Plan Submitted by Scott Weakland and Barbara Weakland

Maria Lancto, Planner, virtually presented the written request for a continuance until February 1, 2022 in order for the property owner to review their site plan.

It was moved by Bruce Fitzgerald and seconded by Carlos Barron to continue the Public Hearing for the SB Weakland Investments Amended Site Plan Submitted by Scott Weakland and Barbara Weakland. Motion passed unanimously on a roll call vote.

ACTION MEMORANDUM

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 7, 2021**

AM 2021-202 Accept the 2022 Workers Compensation Quotation From Pinnacol Assurance in the Amount of \$164,071, Accept the 2022 Boiler and Machinery Quotation From Travelers in the Amount of \$5,249, Accept the 2022 Cyber Liability Coverage Quotation From Travelers in the Amount of \$14,883 for a Total of \$184,203

IMA is the City's broker of record for Worker's Compensation, Boiler and Machinery and Cyber Liability coverages. They have provided the renewal numbers for these lines of coverage for 2022.

The total cost for the Workers Compensation has gone up considerably for 2022. There are three major factors in Workers Compensation rates: total payroll, rate by occupation and experience rating (eMod). Total payroll is expected to increase in 2022 over 2021. The rates by occupation have mostly decreased.

The City of Fort Lupton had a very significant claim at the end of 2019 that is still the primary factor in the City's rating going from 0.78 in 2019 to 1.09 in 2020 to 1.25 in 2021. For reference, a number above 1 means that your claims are above average; below 1.00 means your claims are below average. A claim affects your eMod for up to 3 years.

For 2022, Pinnacol offered a renewal at \$164,071, a 14.7% and \$38,618 increase over 2021. Our broker, IMA, advised us not to shop the Workers Compensation coverage, with the eMod being the driving factor. Pinnacol offered a fair renewal based on the three major factors.

The cost of the Boiler and Machinery coverage increased due to the increase in the City's assets. For 2022, Travelers offered the renewal at \$5,249, a 3.04% and \$459 increase over 2021.

The City's Cyber Liability coverage is increasing significantly again for 2022. Ransomware issues have been the primary issue and the Public Entity sector has been particularly vulnerable to these attacks.

After the IT Department implemented multi-factor authentication (MFA), Travelers offered a renewal. The renewal included higher retention limits (from \$5,000 to \$25,000), which they would not consider lowering. Travelers also decreased their reputational harm limit from \$1,000,000 to \$250,000.

For 2022, Travelers offered the renewal at \$14,883, an 87.5% and \$6,946 increase over 2021. This coverage was marketed but all other carriers declined to bid.

Amanda Rice, HR Coordinator, was present to answer any questions regarding the quotations.

It was moved by Claud Hanes and seconded by Carlos Barron to accept the 2022 Workers Compensation Quotation From Pinnacol Assurance in the Amount of \$164,071, Accept the 2022 boiler and Machinery Quotation From Travelers in the Amount of \$5,249, Accept the 2022 Cyber Liability Coverage Quotation From Travelers in the Amount of \$14,883 for a Total of \$184,203 . Motion passed unanimously on a roll call vote.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 7, 2021**

AM 2021-203 Approve the Purchase of a Dump Trailer at Coyote Creek Golf Course for an Amount of \$10,450

Coyote Creek Golf Course is looking to purchase a Dump Trailer to assist with completing in-house projects around the golf course.

The Dump Trailer will assist with larger projects involving delivery of materials on the course and removal of waste during bunker renovations, cart path renovations, sodding projects, and native area revegetation. There are several projects planned throughout the golf course that simply cannot be completed in-house without the use a bulk dump trailer. Our existing equipment can only hold less than a yard of material, a Dump Trailer can hold up to 4 yards of material.

Tyler Tarpley, General Manager of Coyote Creek Golf Course, presented the need for a dump trailer at the golf course.

Council asked if the dump trailer was budgeted. Tyler stated that the dump trailer was not budgeted, but there is an excess of money to account for the dump trailer.

It was moved by Carlos Barron and seconded by Claud Hanes to approve the Purchase of a Dump Trailer at Coyote Creek Golf Course for an Amount of \$10,450. Motion passed unanimously on roll call vote.

AM 2021-204 Approve Change Order for Harrison Avenue/1st to 9th Street Engineering Design Services Agreement With Tait & Associates, Inc. for not to Exceed \$193,004.00 From Street Sales Tax Fund

Approve Change Order No. 1 to Agreement with Tait & Associates, Inc. for not to exceed \$193,004.00 for engineering design services associated with the Harrison Avenue Reconstruction Project.

Preliminary design services contract with Tait & Associates, Inc on November 17, 2020 (AM2020-193) for survey, geotechnical investigation and preliminary design of Harrison Avenue from 1st Street to 4th Street. This agreement work has been completed. The construction project was put on hold last year due to COVID-19 funding concerns.

This Change Order provides for completion of the final design of 1st Street to 4th Street improvements, preliminary engineering and final design of improvements for 4th Street to 9th Street.

1st - 4th Final Design	\$67,320.00
4th - 9th Prelim Engineering	\$38,623.00
4th - 9th Final Design	\$67,320.00
Bidding Coordination	\$6,710.00
Construction Consulting	\$10,460.00
Reimbursables	\$2,571.00
Total Change Order	\$193,004.00

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 7, 2021**

Project construction is currently schedule for spring 2023 to be included in budget planning for 2023 this summer.

Roy Vestal, Public Works Director, presented on the Change Order for Harrison Avenue/1st Street to 9th Street construction.

It was moved by Claud Hanes and seconded by Valerie Blackston to approve Change Order for Harrison Avenue/1st to 9th Street Engineering Design Services Agreement With Tait & Associates, Inc. for not to Exceed \$193,004.00 From Street Sales Tax Fund. Motion passed unanimously on roll call vote.

AM 2021-205 Approve Retention Bonus for Public Works Staff for not to Exceed \$12,750.00 From General Fund

To approve a retention bonus for Public Works staff as a show of appreciation for all their hard work during a difficult 2-years. Maximum not to exceed of \$12,750.00 from the General Fund.

The City has experienced a high turnover of employees in the Public Works department. During the past 2-years the City lost 11 employees with experience ranging from less than a year to 25 years of service with the City. Current break down of staff experience is 1 - 15+ years / 1 - 4 years / 2 ~ 2 years / 5 < 1 year.

During 2021, the Operations crew has not been more than 50% staffed for most of the year due to COVID isolation, illness and departing employees. Payroll budget for the year is as follows:

Total Payroll budgeted	\$599,541.86
Estimate to End of Year	\$87,802.00
Under Budget by	\$52,277.00
Shop Over	(\$7,403.87)
Engineering Under	\$5,382.23
TOTAL Remaining PW Payroll	\$50,255.00 Under Budget

To recognize the remaining PW operations staff and reward for the extra work due to lack of staffing for the year, the Public Works Director requests using some of the left over payroll funds budgeted from 2021 year to pay \$1,500.00 end of year bonus to those employees who have reached the 6 month probationary period. We will have 7 employees qualified at the end of the year for a total payout of \$10,500.00. Two newly hired staff will reach the 6 month probationary period in April and one will be at 6 months in January. These 3 employees should receive half of the retention bonus at that time for a total payout of \$2,250.00.

Total request is \$12,750.00

Project construction is currently schedule for spring 2023 to be included in budget planning for 2023 this summer.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 7, 2021**

Roy Vestal, Public Works Director, presented on the staff breakdown within the Public Works Department and retention solutions.

It was moved by Carlos Barron and seconded by Bruce Fitzgerald to approve Retention Bonus for Public Works Staff for not to Exceed \$12,750.00 From General Fund. Motion passed unanimously on a roll call vote.

STAFF

Todd Hodges, Planning Director, provided a code update, announced individual meetings with Councilmembers, and Marijuana applications.

Chris Cross, City Administrator, thanked previous Councilmembers for their work and showed appreciation for the newly elected Councilmembers.

MAYOR/COUNCIL REPORTS

Councilmember Carlos Barron stated his excitement to serve the community and thanked everyone for their congratulations.

Councilmember Claud Hanes stated his appreciation for previous Councilmembers.

Mayor Zo Stieber thanked the citizens and stated appreciation for previous Councilmembers to rely on for help.

FUTURE CITY EVENTS

December 10, 2021	Parade of Lights, 6:00 p.m.
December 14, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
December 20, 2021	Holiday Lighting Contest Judging, 5:00 p.m.
December 21, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
December 24, 2021	City Hall Closed in Observance of Christmas
December 28, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
December 31, 2021	City Hall Closed in Observance of New Year's Day

ADJOURNMENT

The meeting adjourned at 7:47 p.m.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 7, 2021**

Submitted by,

Maricela Peña, City Clerk

Approved by City Council

Zo Stieber, Mayor

DRAFT

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 14, 2021**

The City Council of the City of Fort Lupton met in special session at City Hall, 130 South McKinley, on Tuesday, December 14, 2021. Mayor Zo Stieber called the meeting to order at 6:30 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

Assistant to the City Clerk, Emily Whittington, called the roll. Those present were Mayor Zo Stieber, Councilmembers Bruce Fitzgerald, David Crespín, Chris Ceretto, Valerie Blackston, Carlos Barron, and Claud Hanes.

Also present were City Administrator, Chris Cross, Chief of Police, John Fryar, Finance Director, Leann Perino, and Public Works Director Roy Vestal.

ACTION MEMORANDUM

AM 2021- 207 Adopting the 2022 Budget and Financial Plan and Setting Appropriations for the Various Funds and Spending Agencies for the Period Beginning the First Day of January 2022 and Ending the Thirty-First Day of December

Each year, the City is required to adopt a budget setting the legal appropriations for the following year and establish a mill levy. Not only does the budget set the legal appropriations for each fund and spending agency, it also authorizes the procurement of goods, services and equipment to meet the goals and objectives determined by the City Council and establishes the Personnel Compensation System and Six Year Capital Improvements Program.

The final proposed budget reflects all of the changes in estimated revenues and expenditures that were discussed at the budget retreat.

Leann Perino, Finance Director, presented the 2022 budget as finalized and published on the City's website.

It was moved by David Crespín and seconded by Claud Hanes to approve Resolution 2021R077 A RESOLUTION ADOPTING THE 2022 BUDGET AND FINANCIAL PLAN AND SETTING APPROPRIATIONS FOR THE VARIOUS FUNDS AND SPENDING AGENCIES IN THE AMOUNTS SPECIFIED FOR AND DURING THE PERIOD BEGINNING THE FIRST DAY OF JANUARY 2022 AND ENDING THE THIRTY-FIRST DAY OF DECEMBER 2022. Motion passed unanimously on a roll call vote.

AM 2021-208 Approving a Resolution Levying General Property Taxes for the Assessed Tax Year 2022, to Fund the Cost of Government for the City of Fort Lupton, Colorado for the 2022 Fiscal Year

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 14, 2021

Each year, the City adopts a property tax mill levy for the following year. The 2021 assessed valuation of \$199,097,193 is expected to bring in approximately \$8,992,564. This is based on 37.887 mills to be used to support the activities of public works, public safety, and general administration and operations; 2.599 mills used for Recreation Center debt service obligation; 4.68 mills to support the Recreation Center operation & maintenance.

The breakdown, the general operating mill levy, and the recreation center mill levy (as approved by the voters in 2002), is as follows:

Description	2021 Mill Levy	2022 Tax Amount	2020 Mill Levy	2021 Tax Amount
General operating expenses	37.887	7,543,336	28.877	\$ 6,989,895
Recreation Center Debt Service	2.599	931,775	2.054	\$ 497,186
Recreation Center Operation & Maintenance	4.680	517,453	4.680	\$ 1,132,829
Total mill levy	45.166	8,992,564	35.611	\$8,619,910

Based on the State of Colorado Department of Local Affairs, Division of Local Government's Property Tax Limitations Worksheet, the City may maintain the 5.5% allowable increase per C.R.S. 29-1-301.

Leann Perino, Finance Director, presented the total assessed mill levy. She stated that the mill levy last year was 35.611.

It was moved by Carlos Barron and seconded by Claud Hanes to approve Resolution 2021R0778 A RESOLUTION OF THE CITY COUNCIL LEVYING GENERAL PROPERTY TAXES FOR THE TAX YEAR 2022, TO FUND THE COST OF GOVERNMENT, FOR THE CITY OF FORT LUPTON, COLORADO FOR THE 2022 FISCAL YEAR. Motion passed unanimously on a roll call vote.

ADJOURNMENT

Mayor Stieber adjourned the meeting at 6:35 p.m.

Submitted by,

Maricela Peña, City Clerk

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
December 14, 2021**

Approved by City Council

Zo Stieber, Mayor

DRAFT

CITY OF FORT LUPTON CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-213

A RESOLUTION TO APPROVE THE MAYOR'S SIGNATURE FOR AN INTERGOVERNMENTAL AGREEMENT FOR THE HIGHWAY 52 PLANNING AND ENVIRONMENTAL LINKAGES STUDY (PEL) AND ACCESS CONTROL PLAN (ACP).

I. **Agenda Date:** Council Meeting – December 21, 2021

II. **Attachments:**

- a. Proposed Resolution
- b. Intergovernmental Agreement

III. **Summary Statement:**

Approve a Resolution for the Mayor's signature on the Intergovernmental Agreement for the Highway 52 Planning and Environmental Linkages Study (PEL) and Access Control Plan (ACP).

IV. **Submitted by:** _____
Public Works Director

V. **Finance Reviewed** _____
Finance Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____
City Clerk _____ Date _____

IX. Detail of Issue/Request:

Council approved a payment of \$28,000 to Weld County as the City's portion of the cost of this study on October 2020 with AM 2020-167.

The City of Fort Lupton participated in the CO 52 Planning and Environmental Linkages Study (PEL) for the area along the travel corridor stretching from CO 119 north of Boulder to SH 79 east of the Town of Hudson. Final PEL recommendations will be complete by Winter 2021. As an integral participating agency in the study, CDOT is requesting a letter of support for the study recommendations.

Staff and the mayor have regularly attended State Highway 52 Coalition, Technical Team, public outreach, and agency specific meetings; and provided consistent feedback throughout progression of the study.

The study establishes planning criteria for accessing Highway 52 to ensure future considerations are taken during the planning process for new developments along the corridor. Link to the ACP Project = <https://www.codot.gov/projects/co52-pel-acp>

<https://www.dropbox.com/s/kxpeaorabyk79oh/20211108%20ACP%20Report%20Final.pdf?dl=0>

This Intergovernmental Agreement is with the Cities and Towns of Erie, Frederick, Dacono, Fort Lupton, Hudson and Keenesburg as well as the Counties of Boulder, and Weld with the Colorado Department of Transportation .

X. Legal/Political Considerations:

None

XI. Alternatives/Options:

- 1. Approve the Resolution*
- 2. Do not sign the IGA*

XII. Financial Considerations:

None

XIII. Staff Recommendation:

Staff recommends Council approve the Resolution to execute the Intergovernmental Agreement for the Access Control Plan.

RESOLUTION NO. 2021R0xx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON IN SUPPORT OF THE CO52 PLANNING AND ENVIRONMENTAL LINKAGES (PEL) STUDY AND ADOPTION OF THE CO52 ACCESS CONTROL PLAN (ACP) INTERGOVERNMENTAL AGREEMENT (IGA) AND AUTHORIZE THE MAYOR TO SIGN

WHEREAS, the City Council of the City of Fort Lupton (“City Council”) is the governing body of the City, with legal authority to enter into contracts pursuant to C.R.S. §31-15-101

WHEREAS, the Council has been presented with the CO52 PEL Study and CO52 ACP IGA on behalf of the Colorado Department of Transportation (CDOT), and

WHEREAS, the limits of the PEL Study and ACP IGA extend from SH119 in Boulder County to SH79, and

WHEREAS, the ACP IGA is between CDOT, Weld and Boulder Counties, the Cities of Dacono and Fort Lupton, the Towns of Erie, Frederick, Hudson and Keenesburg, and

WHEREAS, after review, the Board deems it advisable to support said CO52 PEL Study and adopt the CO52 ACP IGA, a copy of which are attached hereto and incorporated herein by reference.

NOW THEREFORE BE IT RESOLVED by the Fort Lupton City Council, the CO52 PEL Study and CO52 IGA of the Colorado Department of Transportation be and hereby is supported and approved, and authorizes the Mayor to sign.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 21st DAY OF DECEMBER 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Pena, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

**INTERGOVERNMENTAL AGREEMENT
AMONG
TOWN OF ERIE, TOWN OF FREDERICK, CITY OF
DACONO, CITY OF FORT LUPTON, TOWN OF
HUDSON, TOWN OF KEENESBURG, THE COUNTY OF
BOULDER, THE COUNTY OF WELD, AND
THE STATE OF COLORADO
DEPARTMENT OF TRANSPORTATION**

THIS AGREEMENT (hereinafter referred to as the "Agreement") is entered into effective as of the date defined below by and among the Cities/Towns of Erie, Frederick, Dacono, Fort Lupton, Hudson, and Keenesburg and the Counties of Boulder and Weld (hereinafter referred to collectively as the "Cities and Counties"), and the State of Colorado, Department of Transportation (hereinafter referred to as the "Department"), said parties being referred to collectively herein as the "Agencies."

RECITALS:

WHEREAS, The Agencies are authorized by the provisions of Article XIV, Section 18(2)(a), Colorado Constitution, and Sections 29-1-201, et. seq., C.R.S., to enter into contracts with each other for the performance of functions that they are authorized by law to perform on their own; and

WHEREAS, Each Agency is authorized by Section 43-2-147(1)(a), C.R.S., to regulate access to public highways within its jurisdiction; and

WHEREAS, The coordinated regulation of vehicular access to public highways is necessary to maintain the efficient and smooth flow of traffic without compromising pedestrian and alternative modes of transportation circulation, to reduce the potential for traffic accidents, to protect the functional level and optimize the traffic capacity, to provide an efficient spacing of traffic signals, and to protect the public health, safety and welfare; and

WHEREAS, The Agencies desire to provide for the coordinated regulation of vehicular access for the section of Colorado State Highway 52 between Colorado Highway 52 (M.P. 0.00) and Colorado State Highway 79 (M.P. 41.94) (hereinafter referred to as the "Segment"), which is within the jurisdiction of the Agencies; and

WHEREAS, The Agencies desire to collaborate to assure all transportation modes including pedestrian, bicycle, vehicle, and mass transit are given sufficient consideration and adequate funding support with each transportation improvement project that affects access within the identified project limits; and

WHEREAS, The Agencies are authorized pursuant to Section 2.12 of the 2002 State Highway Access Code, 2 C.C.R. 601-1 (the "Access Code") to achieve such objective by written agreement among themselves adopting and implementing a comprehensive and mutually acceptable highway access control plan for the Segment for the purposes recited above; and

WHEREAS, The development of this Access Control Plan adheres to the requirements of the Access Code, Section 2.12.

NOW THEREFORE, for and in consideration of the mutual promises and undertakings herein contained, the Agencies agree as follows:

1. The Access Control Plan dated XXXXX 2021 for the Segment (hereinafter referred to as the “Access Control Plan”) is attached hereto as Exhibit A and incorporated herein.
2. The Agencies shall regulate access to the Segment in compliance with the Access Control Plan, the Highway Access Law, section 43-2-147, C.R.S., (the “Access Law”) and the applicable sections of the Access Code. Vehicular access to the Segment shall be permitted when such access is in compliance with the Access Control Plan, the Access Law and the applicable sections of the Access Code.
3. Accesses that were in existence in compliance with the Access Law prior to the effective date of this Agreement may continue in existence until such time as a change in the access is required by the Access Control Plan or in the course of highway reconstruction. When closure, modification, or relocation of access is necessary or required, the Agency(ies) having jurisdiction shall utilize appropriate legal process to affect such action.
4. Actions taken by any Agency with regard to transportation planning and traffic operations within the areas described in the Access Control Plan shall be in conformity with this Agreement. Per Section 2.12 (3) of the Access Code, design waivers may be approved if agreed upon by the Agencies having jurisdiction.
5. Parcels of real property created after the effective date of this Agreement that adjoin the Segment shall not be provided with direct access to the Segment unless the location, use and design thereof conform to the provisions of this Agreement.
6. This Agreement supersedes and controls all prior written, oral agreements, and representations of the Agencies and constitutes the whole agreement between them with respect to regulating vehicular access to the Segment. No additional or different oral representation, promise or agreement shall be binding on either Agency. This agreement may be amended or terminated only in writing executed by the Agencies with express authorization from their respective governing bodies or legally designated officials. Upon thirty-day notice, any party to this Agreement may withdraw from the Agreement in writing, without consent of the other party. To the extent the Access Control Plan, attached as Exhibit A to this Agreement, is modified by a change, closure, relocation, consolidation or addition of an access, the Agencies may amend the attached Exhibit A so long as the amendment to the Access Control Plan is executed in writing and amended in accord with the Access Law and Access Code. The Access Control Plan Amendment Process has been included in Exhibit B. This Agreement is based upon and is intended to be consistent with the Access Law and the Access Code as now or hereafter constituted. An amendment to either the Access Law or the Access Code that becomes effective after the effective date of this Agreement and that conflicts irreconcilably with an express provision of this Agreement may be grounds for revision of this Agreement.

7. This Agreement does not create any current financial obligation for any Agency. Any future financial obligation of any Agency shall be subject to the execution of an appropriate encumbrance document, where required. Agencies involved in or affected by any particular or site-specific undertaking provided for herein will cooperate with each other to agree upon a fair and equitable allocation of the costs associated therewith, however, notwithstanding any provision of this Agreement, no Agency shall be required to expend its public funds for such undertaking without the express prior approval of its governing body, director, and if required, state controller. All financial obligations of the Agencies hereunder shall be contingent upon sufficient funds therefore being appropriated, budgeted, and otherwise made available as provided by law.
8. Should any one or more sections or provisions of this Agreement be judicially determined to be invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Agreement, the intention being that the various provisions hereof are severable.
9. By signing this Agreement, the Agencies acknowledge and represent to one another that all procedures necessary to validly contract and execute this Agreement have been performed, and that the persons signing for each Agency have been duly authorized by such Agency to do so.
10. No portion of this Agreement shall be deemed to constitute a waiver, express or implied, of any of the immunities, rights, benefits, protections or other provisions of the Colorado Governmental Immunity Act, C.R.S. Section 24-10-101, et. seq. Nor shall any portion of this Agreement be deemed to have created a duty of care that did not previously exist with respect to any person not a party to this Agreement.
11. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties and nothing in this Agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned parties that any entity other than the undersigned parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.
12. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one original Agreement. Facsimile signature shall be as effective as an original signature.
13. Term and Effective Date. The Effective Date of this Agreement shall be the date of the last party to sign. This Agreement shall terminate fifty (50) years from the Effective Date unless sooner terminated or further extended, in writing, by the Agencies.

OLA #
Routing #

IN WITNESS WHEREOF, the Agencies have executed this Agreement effective as of the day and year of the last party to sign.

Town of Erie, Colorado

Date

Town of Frederick, Colorado

Date

City of Dacono, Colorado

Date

City of Fort Lupton, Colorado

Date

Town of Hudson, Colorado

Date

Town of Keenesburg, Colorado

Date

County of Boulder, Colorado

Date

County of Weld, Colorado

Date

**State of Colorado
Department of Transportation**

Heather Paddock, Region 4
Regional Transportation Director

Date

**State of Colorado
Department of Transportation**

Stephen Harelson, P.E., Chief Engineer

Date

**“EXHIBIT – A”
COLORADO STATE HIGHWAY 52 (CO 52 MP 0.00 – MP 41.94)
ACCESS CONTROL PLAN
XXXX 2021**

**Town of Erie, Town of Frederick, City of Dacono, City of Fort Lupton, Town of Hudson, Town of
Keenesburg, Boulder County, Weld County, and the State of Colorado Department of
Transportation**

I. PURPOSE

The purpose of this Access Control Plan (ACP) is to provide the Agencies with a comprehensive roadway access control plan for the pertinent segment of Colorado State Highway 52 between Colorado State Highway 119 (M.P. 0.00) and Colorado State Highway 79 (M.P. 41.94).

II. AUTHORITY

The development of this Access Control Plan was completed pursuant to the requirements of the Access Code, Section 2.12, and adopted by the attached Agreement.

III. RESPONSIBILITIES

It is the responsibility of each of the Agencies to this Agreement to ensure that vehicular access to the Segment shall only be in conformance with this Agreement. The cost of access improvements, closures and modifications shall be determined pursuant to section 43-2-147(6) C.R.S., the Agreement, and this Access Control Plan. All access construction shall be consistent with the design criteria and specifications of the Access Code.

IV. EXISTING AND FUTURE ACCESS

- A. The attached table provides a listing of each existing and future access point in the Segment. For each access point the following information is provided: access identification, MP location, North or South, configuration, proposed modification and notes. All access points along Colorado State Highway 52 are defined by the approximate Department reference point (in hundredths of a mile) based on CDOT Highway Segment Description Mileposts. All access points are located at the approximate centerline of the access (+/- 50 feet) unless otherwise noted in the Access Control Plan and associated tables. Exhibits graphically illustrating the Access Plan are attached for reference. In case of discrepancy, the Access Control Plan Table takes precedence.
- B. All highway design and construction will be based on the assumption that the Segment will have a sufficient cross section to accommodate all travel lanes and sufficient right-of-way to accommodate longitudinal installation of utilities.

V. ACCESS MODIFICATION

Any proposed access modification including but not limited to an addition must be in compliance with this Agreement and the current Access Code design standards unless the Agency or Agencies having jurisdiction approves a design waiver under the waiver subsection of the Code.

Any access described in this section, which requires changes or closure as part of this Agreement or if significant public safety concerns develop, including but not limited to, when traffic operations have deteriorated, a documented accident history pattern has occurred, or when consistent complaints are received, may be closed, relocated, or consolidated, or turning movements may be restricted, or the access may be brought into conformance with this Access Control Plan, when a formal written request documenting reasons for the change is presented by the Agency(ies) having jurisdiction, with Department concurrence, or in the opinion of the Department, with the appropriate jurisdictional agency's concurrence, any of the following conditions occur:

- a. The access is determined to be detrimental to the public's health, safety and welfare;
- b. the access has developed an accident history that in the opinion of the Agency(ies) having jurisdiction or the Department is correctable by restricting the access;
- c. the access restrictions are necessitated by a change in road or traffic conditions;
- d. there is an approved (by the Agency(ies) having jurisdiction) change in the use of the property that would result in a change in the type of access operation as defined by the Access Code;
- e. a highway reconstruction project provides the opportunity to make highway and access improvements in support of this Access Control Plan; or
- f. the existing development does not allow for the proposed street and road network.

Access construction shall be consistent with the design and specifications of the current State Highway Access Code.

**“EXHIBIT - B”
COLORADO STATE HIGHWAY 52
(MP 0.00 – MP 41.94)
ACCESS CONTROL PLAN
AMENDMENT PROCESS**

1. A request for an amendment of the Access Control Plan must be initiated by one of the Agencies. The initiating Agency will be responsible for the costs associated with completing and documenting the Amendment.
2. Amendment requests must be submitted to and agreed upon by the affected jurisdictions: Department staff, City staff and/or County staff of the Intergovernmental Agreement, depending on the property location. The property or properties that are directly affected by the proposed amendment must be located within a jurisdiction’s boundaries or within the boundaries of a legally recognized planning area, such as a Growth Management Area, for the jurisdiction to be considered an affected jurisdiction.
3. An amendment request shall include hard copy and electronic files of the following:
 - a) Description of changes to the Access Control Plan requested
 - b) Justification for the Amendment
 - c) Traffic Impact Study or analysis, depending upon the magnitude of the change requested. Any affected jurisdiction of the Intergovernmental Agreement can request this supporting documentation.
 - d) Amended Access Control Plan Table
 - e) Amended Access Control Plan Exhibit(s)/Map(s)
4. The Agencies shall review the submittal concurrently for completeness and for consistency with the access objectives, principles, and strategies described in the *Colorado State Highway 52 Access Control Plan* (XXXXXXX 2021) executive summary and Appendix for this corridor and with the design criteria and permit process of the State Highway Access Code.
5. Prior to approval of an amendment, all property owners directly affected by the amendment must be notified in writing and be given thirty (30) calendar days to state any objections. If an objection is lodged, approval of the amendment must be referred to the Agencies respective governing bodies. Depending on the magnitude of the change requested, a public meeting may be required. Any affected jurisdiction of the Intergovernmental Agreement can request a public meeting. The Agency initiating the amendment request shall be responsible for all public notification and public process, unless otherwise agreed to by the Agencies.
6. Amendments must be approved in writing by the following authorized designated officials: Regional Transportation Director for the Department, the City Manager and/or County Manager. At the authorized designated official’s discretion, approval may be referred to their respective governing bodies: Chief Engineer for the Department and local elected officials for the City and County.

7. A written amendment must include the following:

- a) Declarations page defining the parties, effective date, and details of the amendment. Refer to sample amendment attached to this Exhibit as Exhibit C.
- b) Signatures page for authorized designated officials. Refer to Exhibit C.
- c) Amended Access Control Plan table and exhibits. Table and exhibits should be replaced in their entirety.

A signed amendment must be attached to the original Intergovernmental Agreement.

If a minimum of 66% (aka, five) of the affected jurisdictions of the Intergovernmental Agreement do not come to agreement on a proposed amendment, the content of the original Access Control Plan remains intact.

**“EXHIBIT – C”
SAMPLE AMENDMENT TO
INTERGOVERNMENTAL AGREEMENT
AMONG THE TOWN OF ERIE, TOWN OF FREDERICK,
CITY OF DAcono, CITY OF FORT LUPTON, TOWN
OF HUDSON, TOWN OF KEENESBURG, THE COUNTY
OF BOULDER, THE COUNTY OF WELD, AND
THE STATE OF COLORADO
DEPARTMENT OF TRANSPORTATION
DATED _____**

WHEREAS:

The Town of Erie, the Town of Frederick, City of Dacono, City of Fort Lupton Town of Hudson, Town of Keenesburg, the County of Boulder, and the County of Weld (hereinafter referred to collectively as the “Cities and Counties”) and the State of Colorado, Department of Transportation (hereinafter referred to as the “Department”), said parties being referred to collectively herein as the “Agencies”, entered into an Agreement on _____, 2021 to adopt an Access Control Plan dated XXXX, 2021 for the section of Colorado State Highway 52 between Colorado State Highway 119 (MP 0.00) and Colorado State Highway 79 (MP 41.94), (hereinafter referred to as the "Segment").

The Agencies desire to amend this Agreement in accordance with the attached table for the Segment.

NOW, THEREFORE, the Agencies do hereby agree:

The Agreement and the terms and conditions therein shall remain unchanged other than those sections and exhibits listed below:

The attached table and exhibits for Colorado State Highway 52 in Exhibit A shall be replaced with the table attached to this Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year of the last party to sign.

Town of Erie, Colorado

Date

Town of Frederick, Colorado

Date

OLA #
Routing #

City of Dacono, Colorado

Date

City of Fort Lupton, Colorado

Date

Town of Hudson, Colorado

Date

Town of Keenesburg, Colorado

Date

County of Boulder, Colorado

Date

County of Weld, Colorado

Date

State of Colorado, Department of Transportation

Region 4 Regional Transportation Director Date

**State of Colorado
Department of Transportation**

Stephen Harelson, P.E., Chief Engineer Date

CITY OF FORT LUPTON CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-212

ACCEPT THE AXON ENTERPRISES AGREEMENT ADJUSTMENT

I. **Agenda Date:** Council Meeting – December 21, 2021

II. **Attachments:** a. Quote and Agreement

III. **Summary Statement:**

The Police Department currently has an annual agreement with AXON Enterprises that includes the equipment, service, and data storage for the Body Worn and Vehicle Camera systems. This new agreement expands that plan to include the existing services but adds: Body Worn cameras, service and data storage for Code Enforcement; updated Taser equipment, service, and data storage; storage for all outside (non-AXON) video kept for investigative purposes; and tools to assist Records in redaction of video for release.

This agreement is a multi-year agreement that would cost \$48,782.68 per year for five (5) years for a total of \$243,913.42.

IV. **Submitted by:** _____
John Fryar, Police Chief

V. **Finance Reviewed** _____
Finance Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____
City Clerk _____ Date _____

IX. Detail of Issue/Request:

The current agreement with AXON Enterprises provides the platform, equipment, service and data storage for the Body Worn and Vehicle camera systems. This agreement satisfies the statutory requirement imposed by the State under HB 20-217. The new agreement strengthens the tools and data storage to include storage of non-AXON video (facility, private party, business) that need to be added to case files and would normally have to be stored on thumb drive, CD or internal servers; and a redaction program that that simplifies and shortens the existing process by over 50%.

Additionally, the current Tasers the Department possesses are aged and becoming obsolete. This agreement similarly does for Tasers what it does for camera services. This replaces all our obsolete units and adds service and data storage for the Taser camera functions.

This would also add Body Worn cameras, service and data storage for the two (2) Code Enforcement officers.

X. Legal/Political Considerations:

With the current climate concerning police accountability and emphasis on de-escalation and limiting uses of deadly force, this offers improved tools to accomplish parts of both.

XI. Alternatives/Options:

The alternative is to leave the agreement as is, not providing body worn cameras to Code Enforcement, and start a process of replacing existing Tasers plus working with IT to accomplish additional storage alternatives.

XII. Financial Considerations:

The police department in the general fund has \$105,000 budgeted in its contractual service line in 2022. The Axon data storage agreement costs come from the funds budgeted in this line item.

XIII. Staff Recommendation:

Staff recommends approval.



Axon Enterprise, Inc.
 17800 N 85th St.
 Scottsdale, Arizona 85255
 United States
 VAT: 86-0741227
 Domestic: (800) 978-2737
 International: +1.800.978.2737

Q-351004-44527.991MD

Issued: 11/27/2021



Quote Expiration: 12/31/2021

EST Contract Start Date: 01/15/2022

Account Number: 107329

Payment Terms: N30

Delivery Method: Fedex - Ground

SHIP TO	BILL TO
Business;Delivery;Invoice-130 S McKinley Ave 130 S McKinley Ave Fort Lupton, CO 80621-1343 USA	Fort Lupton Police Dept. - CO 130 S McKinley Ave Fort Lupton, CO 80621-1343 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Mary Dunn Phone: (480) 463-2187 Email: mdunn@axon.com Fax: (480) 463-2187	David Hempel Phone: (720) 466-6134 Email: dhempel@fortluptonco.gov Fax: (303) 857-2703

Program Length	60 Months
TOTAL COST	\$243,913.42
ESTIMATED TOTAL W/ TAX	\$243,913.42

Bundle Savings	\$78,160.47
Additional Savings	\$8,206.56
TOTAL SAVINGS	\$86,367.03

PAYMENT PLAN		
PLAN NAME	INVOICE DATE	AMOUNT DUE
Year 1	Dec, 2021	\$48,782.68
Year 2	Dec, 2022	\$48,782.68
Year 3	Dec, 2023	\$48,782.68
Year 4	Dec, 2024	\$48,782.68
Year 5	Dec, 2025	\$48,782.68

Quote Details

Bundle Summary

Item	Description	QTY
Core+Renewal	2021 Core+ Renewal	25
BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	3
BWCamTAP	Body Worn Camera TAP Bundle	1
BasicLicense	Basic License Bundle	3
ProLicense	Pro License Bundle	2
DynamicBundle	Dynamic Bundle	1

Bundle: 2021 Core+ Renewal Quantity: 25 Start: 1/15/2022 End: 1/14/2027 Total: 217723.42 USD

Category	Item	Description	QTY
E.com License	73746	PROFESSIONAL EVIDENCE.COM LICENSE (Formerly SKU 73746)	25
Device Storage	73686	EVIDENCE.COM UNLIMITED AXON DEVICE STORAGE	25
A La Carte Storage	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	75
Respond License	73449	RESPOND DEVICE LICENSE	25
Auto Tagging	73682	AUTO TAGGING LICENSE	25
Auto Tagging Implementation	79999	AUTO TAGGING / PERFORMANCE IMPLEMENTATION SERVICE	1
Signal Sidearm Kit	75015	SIGNAL SIDEARM KIT	25
Fleet Signal Unit	70112	AXON SIGNAL UNIT	25
Camera Warranty	80464	EXT WARRANTY, CAMERA (TAP)	25
Camera Refresh 1 with Spares	73309	AXON CAMERA REFRESH ONE	25
Camera Refresh 2 with Spares	73310	AXON CAMERA REFRESH TWO	25
Cable Assembly	70117	AXON SIGNAL UNIT, CABLE ASSEMBLY	25
Signal Sidearm Batteries	71044	BATTERY, SIGNAL SIDEARM, CR2430 SINGLE PACK	50
Holsters	20062	TASER 7 HOLSTER - BLACKHAWK, RIGHT HAND	25
Handle License	20248	TASER 7 EVIDENCE.COM LICENSE	25
Live Cartridges	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS	75
Live Cartridges	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS	75
Handles	20008	TASER 7 HANDLE, YLW, HIGH VISIBILITY (GREEN LASER), CLASS 3R	25
Inert Cartridges	22179	TASER 7 INERT CARTRIDGE, STANDOFF (3.5-DEGREE) NS	25
Inert Cartridges	22181	TASER 7 INERT CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS	25
Admin License	20248	TASER 7 EVIDENCE.COM LICENSE	1

Training Live Cartridges	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS	50
Training Live Cartridges	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS	50
Training Live Cartridges	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS	50
Training Live Cartridges	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS	50
Training Live Cartridges	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS	50
Training Live Cartridges	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS	50
Training Live Cartridges	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS	50
Training Live Cartridges	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS	50
Training Live Cartridges	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS	50
Training Live Cartridges	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS	50
Batteries	20018	TASER 7 BATTERY PACK, TACTICAL	30
Training Halt Cartridges	22177	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, STANDOFF NS	50
Training Halt Cartridges	22177	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, STANDOFF NS	50
Training Halt Cartridges	22178	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, CLOSE QUART NS	50
Training Halt Cartridges	22178	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, CLOSE QUART NS	50
Duty Cartridge Replenishment Program	20246	TASER 7 DUTY CARTRIDGE REPLACEMENT LICENSE	25
Docks	74200	TASER 7 6-BAY DOCK AND CORE	1
Dock Mount	70033	WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK	1
Dock Power Cord	71019	NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK	1
Other	80379	EXT WARRANTY, FLEET 2 SIGNAL UNIT	25
Other	80395	EXT WARRANTY, TASER 7 HANDLE	25
Other	80374	EXT WARRANTY, TASER 7 BATTERY PACK	30
Other	80396	EXT WARRANTY, TASER 7 SIX BAY DOCK	1

Bundle: Body Worn Camera Multi-Bay Dock TAP Bundle Quantity: 3 Start: 1/15/2022 End: 1/14/2027 Total: 5310 USD

Category	Item	Description	QTY
Dock Warranty	80465	EXT WARRANTY, MULTI-BAY DOCK (TAP)	3
Multi-Bay Dock Refresh 1	73689	MULTI-BAY BWC DOCK 1ST REFRESH	3
Multi-Bay Dock Refresh 2	73688	MULTI-BAY BWC DOCK 2ND REFRESH	3

Bundle: Body Worn Camera TAP Bundle Quantity: 1 Start: 1/15/2022 End: 1/14/2027 Total: 0 USD

Category	Item	Description	QTY
Camera Warranty	80464	EXT WARRANTY, CAMERA (TAP)	1
Camera Refresh 1 with Spares	73309	AXON CAMERA REFRESH ONE	1
Camera Refresh 2 with Spares	73310	AXON CAMERA REFRESH TWO	1

Bundle: Basic License Bundle Quantity: 3 Start: 1/15/2022 End: 1/14/2027 Total: 2700 USD

Category	Item	Description	QTY
E.com License	73840	EVIDENCE.COM BASIC LICENSE	3
A La Carte Storage	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	3

Bundle: Pro License Bundle Quantity: 2 Start: 1/15/2022 End: 1/14/2027 Total: 4680 USD			
Category	Item	Description	QTY
E.com License	73746	PROFESSIONAL EVIDENCE.COM LICENSE (Formerly SKU 73746)	2
A La Carte Storage	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	6

Bundle: Dynamic Bundle Quantity: 1 Start: 1/15/2022 End: 1/14/2027 Total: 13500 USD			
Category	Item	Description	QTY
Other	20050	HOOK-AND-LOOP TRAINING (HALT) SUIT	1
Other	73478	REDACTION ASSISTANT USER LICENSE	25

INDIVIDUAL ITEMS			
Category	Item	Description	QTY

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Exceptions to Standard Terms and Conditions

Agency has existing contract #00020320 (originated via Q-185127) and is terminating that contract upon the new license start date (1/15/2022) of this quote.

The parties agree that Axon is granting a refund of \$2,026.56 to refund paid, but undelivered services. This discount is based on a ship date range of 12/15/2021-12/31/2021, resulting in a 1/15/2022 license date. Any change in this date and resulting license start date will result in modification of this discount value which may result in additional fees due to or from Axon.

Signature

Date Signed

11/27/2021

CITY OF FORT LUPTON CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-210

APPROVING A RESOLUTION FOR THE EQUIPMENTSHARE.COM, INC. FORT LUPTON CO SITE PLAN AND SPECIAL USE PERMIT FOR A HEAVY EQUIPMENT RENTAL BUSINESS AND ABOVEGROUND FUEL ISLAND

- I. **Agenda Date:** Council Meeting – December 21, 2021
- II. **Attachments:**
- a. Proposed Resolution
 - b. Planning Commission Resolution
 - c. Planning Commission Minutes
 - d. Staff Report
 - e. Land Use Application
 - f. Special Use Permit Application
 - g. Project Description
 - h. Site Plan
 - i. Landscape Plan
 - j. Drainage Report
 - k. Traffic Study
 - l. Referral Responses
 - m. Legal Notifications

III. **Summary Statement:**

EquipmentShare.com, Inc. ("Applicants") have submitted a request for a site plan to operate a heavy equipment rental company located 0.50 miles east of County Road 31 and north and adjacent to Highway 52 in Fort Lupton, Colorado ("Property"). The Property address is 15549 Highway 52. The Applicants have also concurrently submitted an application for a special use permit for an aboveground fuel island.

IV. **Submitted by:** _____
Planner

V. **Finance Reviewed** _____
Finance Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____
City Clerk _____ Date _____

IX. Detail of Issue/Request:

EquipmentShare.com, Inc. ("Applicants") have submitted a request for a site plan to operate a heavy equipment rental company located 0.50 miles east of County Road 31 and north and adjacent to Highway 52 in Fort Lupton, Colorado ("Property"). The Property address is 15549 Highway 52.

The proposed operations will include renting, delivering and servicing of rental equipment. There are three phases of development planned. Phase One includes occupation of the existing buildings and addition of an aboveground fuel island and wash bay. Phase Two will include upgrades to some of the site surface treatments. Phase Three will include the addition of an equipment storage building and interior work on one of the existing buildings.

The aboveground fuel island proposed in Phase One requires a special use permit in all zone districts. Therefore, the Applicants have concurrently submitted an application for a special use permit.

Additional information on this application is included in the materials attached to this Action Memorandum.

X. Legal/Political Considerations:

The Property is zoned I-1 Light Industrial. Storage and warehousing facilities, indoor and outdoor, are permitted in the I-1 Light Industrial Zone District; provided that all outside storage is screened in accordance with these regulations. The proposed use is a use by right, and the applicant is proposing a privacy fence for the Property in order to comply with screening requirements. Auto, truck, boat, trailer and farm equipment sales, services and repairs are also permitted within the I-1 zone district.

Aboveground fuel tanks, subject to all state and local codes and approval of the Fire Marshal and Building Official, require a special use permit.

The Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings was published in the Fort Lupton Press on November 24, 2021.

Notice of the public hearings were posted on November 11, 2021 at the Property, which is at least fifteen (15) days prior to the hearings, as required by the Zoning Regulations.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on November 23, 2021.

XI. Alternatives/Options:

The City Council has the following three options for each request:

- a) Approve the request;*
- b) Deny the request; or*
- c) Refer the request back to Planning Commission for further study.*

XII. Financial Considerations:

The applicant has paid all applicable land use application fees and are covering ongoing review expenses.

XIII. Staff Recommendation:

Staff recommends conditional approval of the EquipmentShare.com, Inc. Fort Lupton CO Site Plan and Special Use Permit.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE EQUIPMENTSHARE.COM INC. FORT LUPTON CO SITE PLAN FOR HEAVY EQUIPMENT RENTAL BUSINESS AND SPECIAL USE PERMIT FOR AN ABOVEGROUND FUEL ISLAND ON A PROPERTY AT 15549 HIGHWAY 52 AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on December 9, 2021 for the purpose of reviewing the EquipmentShare.com, Inc. Fort Lupton CO Site Plan for heavy equipment rental business, and Special Use Permit for an aboveground fuel island; and

WHEREAS, after review of the application for the site plan and special use permit, and consideration of staff comments, applicant's presentation and any public input, Planning Commission recommended approval with conditions of the site plan and special use permit; and

WHEREAS, the City Council held a public hearing to consider and review the request for a site plan on December 21, 2021; and

WHEREAS, all legal requirements for the public hearing have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 100 feet, and posting of the hearing on the site; and

NOW THEREFORE BE IT RESOLVED, the Fort Lupton City Council has taken into consideration the supporting documentation and staff comments, all referral comments and any citizen testimony in response to this application. Based on the facts presented on this date, the City Council hereby approves the EquipmentShare.com, Inc. Fort Lupton CO Site Plan and Special Use Permit located at 15549 Highway 52 in Fort Lupton, Colorado, with the following conditions:

- I. Prior to recording the site plan map:
 - A. The title of the map shall include Project No. LUP2021-0030 & Plan Nos. SPR2021-0010 and SUP2021-0006.
 - B. Any redline comments provided by staff shall be made to the site plan map.
 - C. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.
 - D. Any future buildings must be connected to City water and cannot use well water. The wash bay may use well water.

- E. Applicant shall provide written evidence that the comments from United Power have been adequately addressed.
- F. Applicant shall provide written acknowledgement of the comments from the Fort Lupton Fire Protection District.
- G. Applicant shall provide written acknowledgement of the comments from the Building Official.
- H. Applicant shall provide an estimated timeline for the three phases of development. Landscaping and privacy fence shall be implemented in Phase One.
- I. Applicant shall provide and depict parking spaces on the site plan.
- J. Applicant shall submit details of the proposed privacy fence to the Planning Department for review and approval.
- K. Applicant shall provide a statement addressing question 2 on the special use permit application which asks the applicant to state any impacts to surrounding properties as it relates to the following areas: noise, dust, odor, safety, traffic, and light.
- L. The following notes shall be placed on the site plan map:
 - 1. Lighting on the site shall be maintained so that light is directed downwards and shall not spill onto adjacent properties.
 - 2. Dead and dying landscape material shall be replaced at the earliest reasonable date.
 - 3. The site shall maintain compliance with all applicable local, state and federal permits.
 - 4. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the special use permit.
 - 5. Transfer of the wells per section 15 of the annexation agreement is not required at this time.
 - 6. Any septic system located on the property must comply with all provisions of the Weld County Code, pertaining to On-site Wastewater Treatment Systems.
 - 7. Fugitive dust should attempt to be confined on the property. Uses on the property

should comply with the Colorado Air Quality Commission's air quality regulations.

8. Any vehicle or equipment washing areas shall capture all effluent and prevent discharges in accordance with the Rules and Regulations of the Water Quality Control Commission and the Environmental Protection Agency.
9. All potentially hazardous chemicals must be handled in a safe manner in accordance with product labeling. All chemicals must be stored secure, on an impervious surface and in accordance with manufacturer's recommendations.
10. The facility shall comply with all provision of the State Underground and Above Ground Storage Tank Regulations.

II. Prior to the release of building permits:

- A. The final approved Mylar shall be submitted to the Planning Department for recording.
- B. Prior to any Phase Two building permits being release, applicant shall provide evidence that the landscaping plan has been implemented.

III. Applicant shall complete the above conditions of approval and provide a Mylar of the site plan within 180 days of City Council approval.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 21st DAY OF DECEMBER 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to Form:

Andy Ausmus, City Attorney

RESOLUTION NO. P2021-026

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE EQUIPMENTSHARE.COM INC. FORT LUPTON CO SITE PLAN AND SPECIAL USE PERMIT FOR THE OPERATION OF A HEAVY EQUIPMENT RENTAL BUSINESS WITH ABOVEGROUND FUEL TANK ON A PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on December 9, 2021, for the purpose of reviewing EquipmentShare.com, Inc.'s application for a site plan and special use permit for the operation of a heavy equipment rental business with aboveground fuel tank; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the site plan and special use permit conform to Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all legal requirements for the public hearing have been met including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 100 feet, and posting of the hearing on the site.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the EquipmentShare.com, Inc. Fort Lupton CO Site Plan and Special Use Permit, conditional upon the following:

- I. Prior to recording the site plan map:
 - A. The title of the map shall include Project No. LUP2021-0030 & Plan Nos. SPR2021-0010 and SUP2021-0006.
 - B. Any redline comments provided by staff shall be made to the site plan map.
 - C. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.
 - D. Any future buildings must be connected to City water and cannot use well water. The wash bay may use well water.
 - E. Applicant shall provide written evidence that the comments from United Power have been adequately addressed.
 - F. Applicant shall provide written acknowledgement of the comments from the Fort Lupton Fire Protection District.

- G. Applicant shall provide written acknowledgement of the comments from the Building Official.
- H. Applicant shall provide an estimated timeline for the three phases of development. Landscaping and privacy fence shall be implemented in Phase One.
- I. Applicant shall provide and depict parking spaces on the site plan.
- J. Applicant shall submit details of the proposed privacy fence to the Planning Department for review and approval.
- K. Applicant shall provide a statement addressing question 2 on the special use permit application which asks the applicant to state any impacts to surrounding properties as it relates to the following areas: noise, dust, odor, safety, traffic, and light.
- L. The following notes shall be placed on the site plan map:
 - 1. Lighting on the site shall be maintained so that light is directed downwards and shall not spill onto adjacent properties.
 - 2. Dead and dying landscape material shall be replaced at the earliest reasonable date.
 - 3. The site shall maintain compliance with all applicable local, state and federal permits.
 - 4. The City reserves the right to reevaluate traffic impacts in the future if there is an increase from what was represented to the City in evaluating the special use permit.
 - 5. Transfer of the wells per section 15 of the annexation agreement is not required at this time.
 - 6. Any septic system located on the property must comply with all provisions of the Weld County Code, pertaining to On-site Wastewater Treatment Systems.
 - 7. Fugitive dust should attempt to be confined on the property. Uses on the property should comply with the Colorado Air Quality Commission's air quality regulations.
 - 8. Any vehicle or equipment washing areas shall capture all effluent and prevent discharges in accordance with the Rules and Regulations of the Water Quality Control Commission and the Environmental Protection Agency.
 - 9. All potentially hazardous chemicals must be handled in a safe manner in accordance with product labeling. All chemicals must be stored secure, on an impervious surface and in accordance with manufacturer's recommendations.
 - 10. The facility shall comply with all provision of the State Underground and Above Ground Storage Tank Regulations.

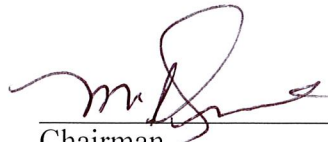
II. Prior to the release of building permits:

A. The final approved Mylar shall be submitted to the Planning Department for recording.

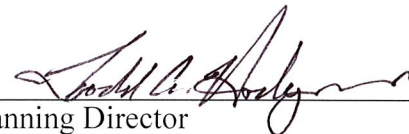
B. Prior to any phase two building permits being release, applicant shall provide evidence that the landscaping plan has been implemented.

III. Applicant shall complete the above conditions of approval and provide a Mylar of the site plan within 180 days of City Council approval.

DONE THIS 9TH DAY OF DECEMBER, 2021, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.


Chairman

ATTEST:


Planning Director

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 9, 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, December 9, 2021.

Chair Mike Simone called the meeting to order at 6:05 p.m.

ROLL CALL

Board Members Present: Chair Mike Simone and Kathy Kvasnicka. Members Thomas Meyers and Bush White participated remotely via GoToMeeting.

City Staff Present: Planning Director Todd Hodges, Planner Maria Lancto and Administrative Assistant Magaly Morales-Tejada.

Chair Simone gave the following advisement:

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

The intent and purpose of the virtual appearance option 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.

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

Kathy Kvasnicka moved to approve the agenda and Thomas Meyers seconded.

CONSENT AGENDA

Kathy Kvasnicka moved to approve the consent agenda and Bush White seconded.

PUBLIC COMMENT

There was no public comment.

ACTION ITEMS

P2021-026 Equipmentsshare.com, Inc. Fort Lupton, CO Site Plan and Special Use Permit

Planner Maria Lancto presented this item. She stated that this site is located approximately 0.50 miles east of County Road 31 and north and adjacent to Highway 52. The applicants have submitted a request for a site plan to operate an equipment rental company, with operations to include renting, delivering and servicing of rental equipment. There are three phases planned. Phase one includes occupation of the existing buildings and addition of an above ground fuel island and wash bay. The above ground fuel island requires a special use permit. Phase two will include upgrades to some of the site surface treatments. Phase three will include the addition of an

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 9, 2021**

equipment storage building and interior work on one of the existing buildings. All notification requirements have been met.

Chair Simone asked applicant, Ashley Wolfe, if she understood that some members of the Planning Commission are appearing tonight via virtual connection and are not appearing in-person, if she consented to said members voting on her submittal, even though said members are not present in person, if she understood that she has the right to continue this public hearing to such a date to allow a full in-person public hearing, if she has agreed to voluntarily waive that right on behalf of the applicant or themselves by proceeding tonight electronically and if she voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Ms. Wolfe stated yes to all questions.

Ms. Wolfe stated that she had no additional presentation as Ms. Lancto covered the project very well. She did however have some clarifying questions about the conditions of approval, specifically Public Works comments. She asked for clarification on comments pertaining to Sanitary Sewer – Chapter 4 and Traffic Control – Chapter 8.

Public Works director, Roy Vestal, clarified that these comments were meant to give the applicants a heads up that these comments will apply eventually to their property, however nothing needs to be changed at this point.

Ms. Wolfe asked for clarification on the condition of approval pertaining to the privacy fence requirements.

Planner Lancto stated that the site plan shows a privacy fence and staff just needs details on the material and height of the fence.

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

Ms. Wolfe stated yes.

Chair Simone opened up the public comment portion. Hearing none, public comment was closed.

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

Member Meyers asked if there was a way to verify that hazardous chemicals would be properly stored per condition number 9 on the resolution.

Ms. Wolfe stated that no hazardous chemicals would be on site, however other chemicals are stored under the standards of SDS. The Colorado Health Department did conduct an inspection and no hazardous chemicals were identified.

Chair Simone asked if hazardous chemicals were to be on site, if there is a governing agency responsible for overseeing the proper storage of them

Ms. Wolfe stated yes.

Director Hodges clarified that these conditions of approval are directly from the Colorado Health Department and are meant to be a "Catch-all" for developments such as this one.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 9, 2021**

With no further questions, Member Kvasnicka made a motion to approve P2021-0026. It was seconded by Member Meyers. Motion passed unanimously.

P2021-027 The Flats at Lupton Village Sketch Plat

Planner Lancto presented this item. She stated that this site is located north and adjacent to County Road 12 and between Denver Ave and the railroad tracks. The applicants are proposing 125 attached single family residential town home units as well as a commercial area in the southern portion of the site. An amenity area is also proposed as well as a trail connection to the Fort Lupton Trail. The property is currently zoned C-1 general commercial, if this sketch plat is approved the applicants would come back with a preliminary plat and a change of zone would be proposed at that time, likely to PUD. All notification requirements have been met.

Chair Simone asked applicant, Andrew Gerk, if he understood that some members of the Planning Commission are appearing tonight via virtual connection and are not appearing in-person, if he consented to said members voting on her submittal, even though said members are not present in person, if he understood that he has the right to continue this public hearing to such a date to allow a full in-person public hearing, if he has agreed to voluntarily waive that right on behalf of the applicant or themselves by proceeding tonight electronically and if he voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Mr. Gerk stated yes to all questions.

Mr. Gerk provided a brief presentation. He stated that this property is located on the southwest corner of County Road 12 and Denver Ave, just west of the existing Lupton Village community. They are proposing 125 single-family units constructed as 5-plex buildings with a 2 car garage in each unit. There is an existing Metro District in Lupton Village which would apply to this development and would help achieve consistency throughout the developments. The 2 acres on the south end of the property are expected to be a commercial businesses. There are 5 different building designs proposed throughout the development. If this sketch plat is approved, further details will be discussed with planning and public works staff.

Chair Simone asked Mr. Gerk if he felt that he had a full and fair opportunity to present all application materials to the commission tonight.

Mr. Gerk Stated yes.

Chair Simone opened up the public comment portion. Hearing none, public comment was closed.

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

Member Meyers asked for clarification on the access points.

Mr. Gerk stated that there are currently two access points proposed and they will be modified based on comments from public works and the fire department as the project progresses.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 9, 2021**

Member White expressed concerns with the amount of parking as he feels that there is not sufficient parking proposed for the amount of the units. He also expressed concerns with the access on the North end of the development and the number of units proposed.

Chair Simone asked for clarification on the amount of parking spaces proposed.

Mr. Gerk stated that he does not have the exact number of parking spaces, however there are 2 garage spaces in each unit and the amount of spaces proposed is actually more than the city requires.

Director Hodges stated that staff actually feels that the amount of parking proposed is a bit excessive.

Member White stated that the garage spaces may not provide enough space for 2 full sized vehicles as is the case in the homes near the high school. He suggested that they look at reducing the number of units by one or two buildings. He also expressed concern over the north entrance as there are garages there and that may be an issue as people back out of their garage onto the entrance.

Mr. Gerk stated that this sketch plan is still very open-ended and he does believe that they will be looking at reducing the number of units. He will take these comments back to their team for consideration as they work on the preliminary plat.

Chair Simone asked if there would be any sound mitigation from the railroad tracks.

Mr. Gerk stated that there is not currently any sound mitigation, but they will look at it.

With no further comments, Member Kvasnicka moved to approve P2021-0027. It was seconded by Member White. Motion passed unanimously.

Continuance of the SB Weakland Investments Amended Site Plan

Staff provided the board with a memo prior to tonight's hearing requesting a continuance of the SB Weakland Investments Amended Site Plan to January 13, 2021.

Chair Simone opened the public comment portion, hearing none he closed public comment.

Member Kvasnicka motioned to approve a continuance to January 13, 2021. It was seconded by Member White. 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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 9, 2021**

FUTURE BUSINESS

The next meeting of the Planning Commission will be on January 6, 2021 at 6:00pm

ADJOURNMENT

Chair Simone adjourned the meeting at 6:47 PM.

Submitted by

Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

Mike Simone, Chair

DRAFT

**EQUIPMENTSHARE.COM, INC. FORT LUPTON CO SITE PLAN & SPECIAL USE PERMIT
STAFF REPORT
Project No. LUP2021-0030 & Plan No. SPR2021-0010 & SUP2021-0006**

PROJECT DESCRIPTION

Project No.: LUP2021-0030 / Plan No.: SPR2021-0010 & SUP2021-0006

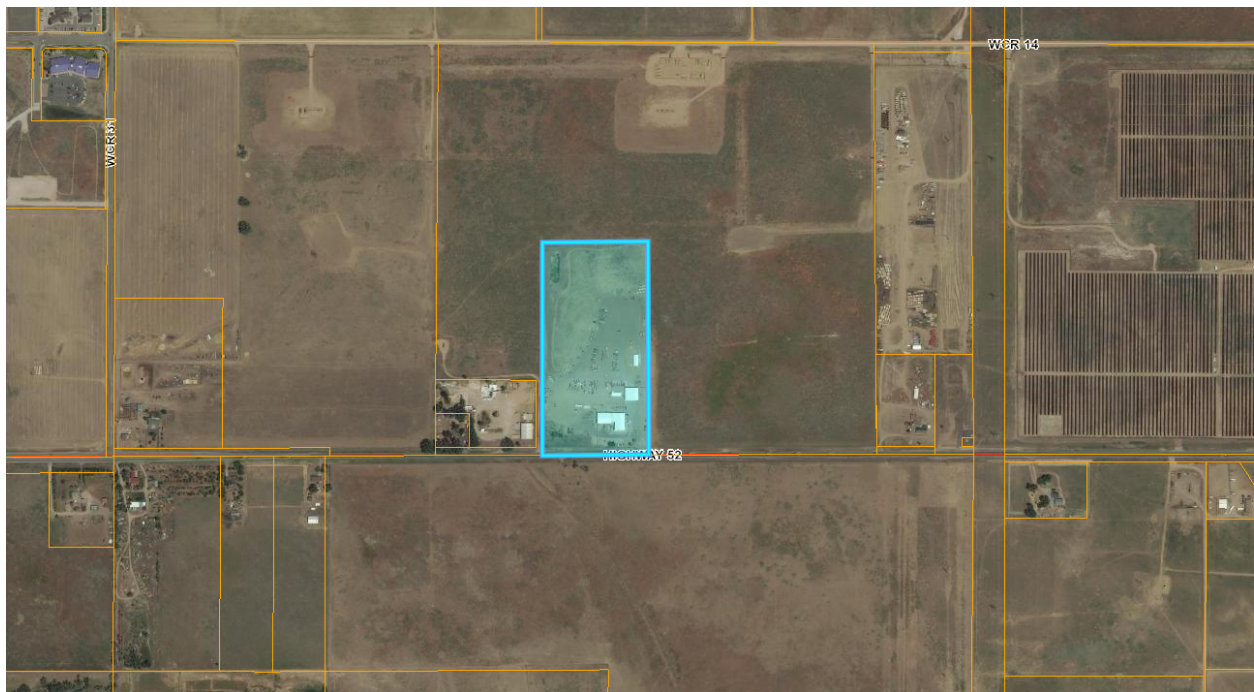
Project Name: Equipmentshare.com, Inc. Fort Lupton CO Site Plan & Special Use Permit

Owner's Name: EquipmentShare.com, Inc. ("Applicant")

Representative: Josh Siebert, Modus Studio, PLLC

Location of Request:

The site that is the subject of this application is located approximately 0.50 miles east of County Road 31 and north and adjacent to Highway 52 in Fort Lupton, Colorado ("Property"). The Property address is 15549 Highway 52, and is located in the Northeast Quarter of Section 3, Township 1 North, Range 66 West of the Sixth Principal Meridian, Fort Lupton, Colorado.



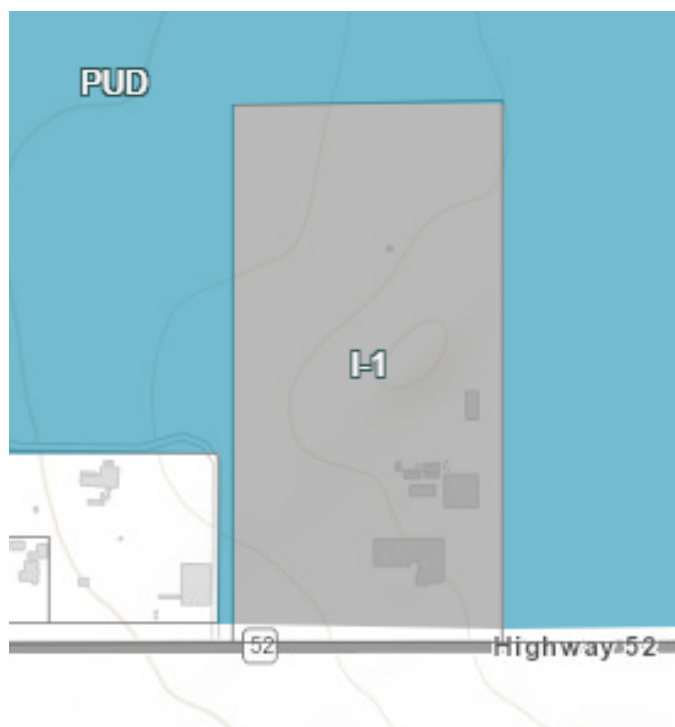
Nature of Request:

The Applicants have submitted a request for a site plan to operate an equipment rental company, with operations to include renting, delivering and servicing of rental equipment. There are three phases planned. Phase one includes occupation of the existing buildings and addition of an above ground fuel

island and wash bay. The above ground fuel island requires a special use permit. Phase two will include upgrades to some of the site surface treatments. Phase three will include the addition of an equipment storage building and interior work on one of the existing buildings.

Operating hours are 7:00 AM to 5:00 PM Monday through Friday. There will be 29 employees, and 30-40 customer vehicle trips are anticipated. There will be 1-2 deliveries per week, 1-2 semi-tractor trailer hauls trucks per day, and an additional 1-2 semi-tractor trailer haul trucks on Saturdays.

The property is surrounded by Weld County Agricultural zoning to the south and Weld County I-3 Zoning along the southern portion of the western boundary. All other property boundaries are shared with PUD zoning, which would allow for I-1, C-1, C-2, R-1, R-2, and R-O zoning, although is currently undeveloped.



Site Size: The Property is 20.0 acres, more or less.

Zone District: I-1 Light Industrial.

Proposed Use: Heavy equipment rental company with an aboveground fuel tank.

Existing Use: Heavy equipment rental company

Hearing Dates: Planning Commission – December 9, 2021 at 6:00 PM; and
City Council – December 21, 2021 at 7:00 PM

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

Staff Recommendation: Approval with conditions, as shown on the proposed resolution.

SUMMARY OF PREVIOUS APPLICATIONS

The Property was annexed as part of the Aqua-Hot annexation in 2013. A site plan known as the Concord site plan was also submitted at that time. A new site plan was submitted in 2013 known as the Macbain site plan, however was never finalized. This site plan and special use permit will replace all pre-existing site plans.

APPLICATION PROCESS

The Applicant is requesting a site plan approval for a heavy equipment rental business.

After required public notice of a site plan, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to separately approve, approve with conditions or deny the site plan and special use permit. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the site plan, referral agency comments, Planning Commission recommendation and any public testimony, and shall separately approve, conditionally approve, continue for additional information or for further study or deny the application based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

The Applicant is also submitting a request for a special use permit for an aboveground fuel tank. A special use permit application is processed under [Section 16-7](#) of the Code.

After required public notice of the special use permit application, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions or deny the special use permit. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the application, referral agency comments, Planning Commission recommendation and any public testimony, and shall approve, conditionally approve, continue for additional information or for further study or deny the application based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings was published in the Fort Lupton Press on November 24, 2021.

Notice of the public hearings were posted on November 11, 2021 at the Property, which is at least fifteen (15) days prior to the hearings, as required by the Zoning Regulations.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on November 23, 2021.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the I-1 Light Industrial Zone District. Storage and warehousing facilities, indoor and outdoor, are permitted in the I-1 Light Industrial Zone District; provided that all outside storage is screened in accordance with these regulations. The applicant is proposing a six-foot sheet metal-sided fence for the Property in order to meet this requirement. Auto, truck, boat, trailer and farm equipment sales, services and repairs are also permitted within the I-1 zone district.

The following uses are specifically listed as requiring a special use permit in the I-2 Heavy Industrial Zone District:

- Aboveground storage tanks for liquefied petroleum gas, subject to all state and local codes and approval of the Fire Marshal and Building Official.

A special use review requires a public hearing before Planning Commission and City Council. The intent of the special use permit is to provide flexibility, to provide a means for setting performance standards for individual land uses and to help diversify uses within a zoning district.

The aboveground storage tanks require a special use permit, however the remaining proposed uses are a use by right. Therefore the criteria identified under Section 16-7(d) of the Code to evaluate a special use permit request will be reviewed for the tanks only. The tanks must be evaluated for the following criteria:

1. The special use shall satisfy all applicable provisions of the Code and shall be consistent with the intent of the Comprehensive Plan.

Staff Comment: The Comprehensive Plan anticipates commercial, light and heavy industrial uses in this area. The proposed aboveground storage tanks support the proposed manufacturing use, which is consistent with the Comprehensive Plan, which is further detailed later in the staff report under a separate heading.

2. The special use shall not substantially alter the character of the district or the neighborhood.

Staff Comment: The Property is surrounded by PUD zoning which permits industrial and commercial land uses. Agricultural land is also adjacent to the property. The aboveground storage tanks will have minimal impact.

3. The special use will result in efficient on- and off-site traffic circulation, and will not have an adverse impact on adjacent uses or present hazardous conditions for pedestrians or vehicles.

Staff Comment: According to the project narrative provided by the Applicants, and the submitted traffic report, traffic for the operations will be minimal and will not greatly impact adjacent uses or present hazardous conditions. CDOT has reviewed the traffic study.

4. Adequate conditions of approval shall address: traffic; activity levels; light; noise; odor; building type, style and scale; hours of operation; dust; erosion and other performance issues identified through the public hearing process.

Staff Comment: As a condition of approval the applicant has been asked to directly state any foreseeable impacts these areas.

5. The term of the special use permit and any reporting and inspection requirements as might be reasonably necessary to ensure compliance with conditions of approval may also be specified by the City Council.

Staff Comment: A special use permit is non-transferable, and therefore if a new owner were to occupy the Property the aboveground storage tanks would no longer be permitted unless a new application were submitted and approved. The remaining existing operations would be permitted to continue, because they are a use by right. The Planning Department staff will ensure compliance with other conditions of approval, either as listed on the proposed Resolution or as added by City Council.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area for Commercial Transition and Light Industrial & Office land uses. The Commercial Transition designation identifies potential growth areas for commercial development outside the municipal boundaries or primary commercial districts of Fort Lupton. These areas should support gradual, long-term commercial investment outward from the City's urban core, including incremental transitioning of agricultural uses to commercial development. The light industrial & Office designation allows for a mix of light industrial such as food and beverage, clothing, furniture, art-ware, etc., and office uses, intended to act as a buffer between heavy industrial and lower intensity residential or commercial uses. As such, these areas should be prioritized for office development and, where appropriate, formalized business parks should be encouraged. Heavy industrial and high intensity operations should be prohibited.

The proposed use also conforms to the designated land use type and zoning.

REFERRALS

Referrals were provided to the list below. Any comments received are enclosed with the Planning Commission packet.

Building Inspector	City Attorney	GIS Specialist
Police Chief	Public Works Director	Fort Lupton Fire Protection District
CDOT	United Power	Comcast
CenturyLink	Xcel Energy	Weld County Department of Planning
Weld County Dept. of Public Health & Env.	NCWCD	

For more information on this development, please refer to the Planning Commission packet provided. Additional documents are available for review at the Fort Lupton City Hall.



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: EquipmentShare.Com, Inc.
Company: EquipmentShare.Com, Inc.
Phone: 303-718-0642 Email: ashley.wolfe@equipmentshare.com
Address: 5710 Bull Run Drive, Columbia, MO 65201-2860
Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Josh Siebert
Company: modus studio, pllc
Phone: 479-455-5577 Email: josh@modusstudio.com
Address: 15 N. Church Ave Suite 102, Fayetteville, AR 72701
Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Ashely Wolfe
Billing Company: EquipmentShare.Com, Inc.
Phone: 303-718-0642 Email: ashley.wolfe@equipmentshare.com
Address: 15549 E. Hwy 52, Fort Lupton, CO 80621

B. SITE DESCRIPTION

Site Address: 15549 E. Hwy 52, Fort Lupton, CO 80621
Parcel Number: 147103000068
Existing Zone Classification: I-1 Proposed Zone Classification: I-1
Water Type: Municipal Name: well
Sewage Type: Septic Tank District Name or Location Hauled to: _____

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

- | | | |
|---|--|---|
| ☐ Sketch Plat | ☐ Administrative Site Plan | ☐ PUD Plan (Preliminary & Final) |
| ☐ Preliminary Plat | ☒ Special Use Permit | ☐ Variance |
| ☐ Final Plat | ☐ Oil & Gas Permit | ☐ Administrative Variance |
| ☐ Minor Subdivision | ☐ Annexation & Initial Zone | ☐ Appeal |
| ☐ Amended Plat | ☐ Change of Zone | ☐ Other: _____ |
| ☒ Site Plan | ☐ Comp Plan Amendment | |

Project No. _____

D. PROJECT DESCRIPTIONProject Name: Equipment Share

Please provide a short description of the proposed project in the space provided below:

Interior renovation of existing two story metal building. Addition of new metal building to
house and wash equipment. Addition of above ground fuel station on site for refueling fleet
equipment. Addition of gravel site covering.

E. REQUIRED DOCUMENTS

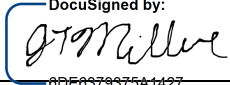
For an application to be considered complete, and for planning staff to begin review and schedule any applicable public hearings, this Land Use Application Form must be fully completed and all required attachments included. Planning staff will review the application for completeness and will provide notice to the representative and/or owner whether the application has been deemed complete.

F. CERTIFICATIONS**Representative Certification**

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative: Josh SiebertDate: 8/2/21**Owner Certification**

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I hereby authorize the representative listed on this application, if any, to communicate directly with City officials and to submit documentation and information regarding this application on my behalf.

 Owner: 

DocuSigned by:

8DE0379375A1427...
Date: 8/10/2021**For Office Use Only**

Received Date: _____

If the application is not complete, state reasons why it is incomplete:

Deemed Complete Date: _____

Fees Submitted: _____

Escrow Submitted: _____

Instructions for Submitting the Land Use Application Form

DEFINITIONS

Words in the singular include the plural and words in the plural include the singular.

Application refers to the official submittal to the City of Fort Lupton's Planning Department for review of the proposed land use development identified in the land use application form. The application includes the form, all materials submitted for review of the project, including those documents required under the Land Use Regulations of the Municipal Code, and any additional information provided.

Project refers to the land use development identified on the land use application form and application materials.

Property refers to the land that is being proposed for development as described in the land use application form and application materials.

A. CONTACT INFORMATION

- 1) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all property owners will not fit on the space provided, submit a separate sheet for the additional owners.
- 2) Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings. If the contact information for all representatives will not fit on the space provided, submit a separate sheet for the additional representatives.
- 3) Provide contact and mailing information for the person that should receive all invoices for the project. If this person changes at any time, contact the Planning Department immediately to update this information.

B. SITE DESCRIPTION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps1/propertyportal/>. Current zoning can be found at <http://www.fortlupton.org/405/Zoning>.

C. APPLICATION TYPE

Select the land use application that is applicable to the project. If there are multiple land use application types being submitted to run concurrently, select all that apply. The land use application types will be identified during the required pre-application meeting. If you have any questions about this, please contact the Planning Department at 303.857.6694 or planningdept@fortlupton.org.

D. PROJECT DESCRIPTION

Please select a project name that will be referenced throughout the project and a description of what the project entails. If you need more space for the project description, please attach a separate sheet.

E. REQUIRED DOCUMENTS

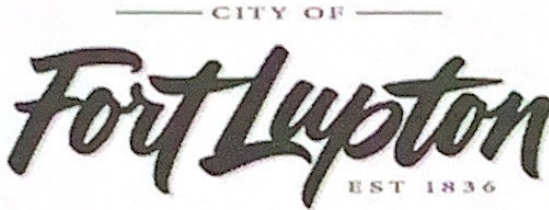
Required documents will be discussed during the pre-application meeting with the Planning Department. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

F. CERTIFICATIONS

Representative Certification. Provide the signature of all authorized representatives in this section.

Owner Certification. Provide the signature of all owners of properties included in the application in this section.

For any other questions, please contact the Planning Department at 303.857.6694 or planningdept@fortlupton.org.



Planning & Building

130 S. McKinley Avenue
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Phone: 303-857-6694
Fax: 303.857.0351

www.fortluptonco.gov

APPLICATION FOR SPECIAL USE PERMIT

A pre-application conference and site visit may be required prior to submitting the Special Use Permit Application. The applicant may meet with representatives from the Planning Department to discuss the applicant's intended submittal, the City's application requirements and processes and other information relevant to the proposed application. Please contact the Planning Department at 303-857-6694.

Applicant should provide the following:

1. Plat of area with proposed zoning with vicinity map identifying site and surrounding area. If you are constructing a new building or adding to an existing building as part of this application, you must also submit a plot plan, construction plans, and a drainage plan. Approval of the special use permit will be based upon the drawings submitted unless changes are recommended by the engineer, planning commission, or city council.
2. Information as requested.

The applicant is responsible for the following:

1. Posting a hearing notice on the property 15 days prior to the hearing.

Name of Property Owner(s): EquipmentShare.Com, Inc. Phone: 303-718-0642

Address: 5710 Bull Run Drive, Columbia, MO 65201-2860

Applicant (if different from owner): Ashley Wolfe, General Manager

Address: 15549 E. Hwy 52, Fort Lupton, CO 80621

Home Phone: 303-718-0642 Cell Phone: _____

Address or location of Property for which Special Use Permit is being requested:

15549 E. Hwy 52, Fort Lupton, CO 80621

Legal Description 15035-F PT NE4 3-1-66 BEG AT CEN OF SEC THENCE N0D08'E 1320' THENCE E660' S0D08'W 1320' THENCE W660' TO BEG

Current Zoning: I-1

Reason for Request:

Addition of above ground fuel station on site for refueling fleet equipment.

Please answer the following questions in detail.

1. What is the proposed use?

Equipment Rental Company

2. How will the proposed use impact the surrounding properties as it relates to the following areas:

Noise

Dust

Odor

Safety

Traffic

Light

3. What are the proposed hours of operation?

0700 to 1700 Monday through Friday

4. Are you required to obtain any special licenses or permits through any other government agency? If yes, what types of licenses and permits are required?

n/a

5. If this application is for a daycare, how many children will you be caring for?

n/a

6. If this application is for an assisted living facility, how many units will you have in the facility?

n/a

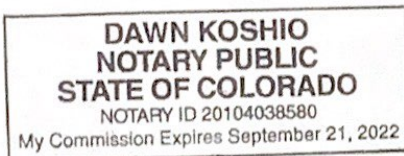
7. How many employees will work at the proposed facility?

29

The applicant hereby certifies that the above information, along with the attached plans and project descriptions, is correct. The applicant agrees to comply with the provisions of the zoning ordinances, building code and all other applicable sections of the City Code, Land Use Code, City Plan and all other laws and ordinances affecting the construction and occupancy of the proposed building.

Signature(s): Ashley Wolfe Date: 9/30/21

State of Colorado County of Weld
Signed before me on this 30th day
of September, 2021 by Ashley Wolfe
Notary Public Dawn Koshio
Address 810 1st St, Fort Lupton, CO 80621
My Commission Expires 09/21/2022



15549 E Highway 52 - project description

Equipment Share is an equipment rental company with twenty nine employees at this location. Typical business operations include renting, delivering and servicing of rental equipment. Number of customers anticipated are 30-40 passenger vehicles per day from 7am to 5pm Monday through Friday. 1-2 deliveries per week from 7am to 5pm Monday through Friday. 10 semi tractor trailer haul trucks per day from 7am to 5pm Monday through Friday. 1-2 semi tractor trailer haul trucks per day from 7am to 5pm Saturday. Operating hours are 7am to 5pm Monday through Friday.

Phasing of development is currently proposed in three phases. The first includes the addition of an above ground fuel island and a wash bay. The second phase upgrades some of the site surface treatments, drainage and landscape. The third phase will include the addition of an equipment storage building and an interior finish out of one of the existing buildings. These phases are shown on sheet C4 of the civil drawings included with this application.

Water requirements for the site and future buildings are provided by an on site well.

No new signs have been added to the building or property. A new Equipmentsshare sign and its applicability will be addressed during the permit review separate from the site plan review.

Washing of equipment is being done as sparingly as possible. When washing is unavoidable a secondary containment system on location captures all water and material that may be washed off the piece of equipment. This system is maintained by Titan Solutions, a company that specializes in secondary containment systems. In the event that the secondary containment becomes full, the material, generally dirty and mud, is removed and disposed of at Pawnee Waste in Grover Colorado. Pawnee Waste is an approved landfill for material that may be contaminated. Pawnee Waste is dedicated to responsible waste management that meets an industry need while protecting the environment. Their operations plans and designs are rigorous, meticulous and committed to exceeding regulatory standards. We have used Pawnee Waste once. Our wash system was inspected during a hazardous waste compliance

evaluation inspection on 08/04/2021 by Colorado Hazardous Waste Management Division and was determined to not be producing hazardous waste.

No new exterior lighting is currently proposed. Proposed additional structures as shown on the site plan are a future phase and building plans and elevations will be submitted with the building permit application.

ADMINISTRATIVE SITE PLAN CONSTRUCTION DOCUMENTS
FOR
15549 EAST HIGHWAY 52, FORT LUPTON, COLORADO

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

OCTOBER 2021

VERTICAL DATUM:

BENCHMARK: NGS U 260 RESET
ELEVATION = 4893.9 (NAVD 88 DATUM)

HORIZONTAL DATUM:

COLORADO STATE PLANE COORDINATES NAD 83(2007) DATUM. HORIZONTAL CONTROL BASED UPON TRIMBLE VRS NETWORK

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION:

ASSUMING THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 3, T.1N., R.66W., AS BEARING NORTH 00°30'27" WEST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2551.23 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

SURVEY NOTES:

1. THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.999729365 (1.000270708) ABOUT THE ORIGIN 0,0.

1. ALL PROPERTY PINS, INTERSECTION MONUMENTS, AND SECTION CORNERS DISTURBED DURING CONSTRUCTION MUST BE REFERENCED AND REPLACED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.

2. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.

3. ALL PROJECT CONTROL LISTED HEREIN IS PROVIDED AS A COURTESY. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THE ACCURACY OF THE COORDINATES AND ELEVATIONS SHOWN PRIOR TO USING THEM FOR ANY PURPOSES.



PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NE ¼ OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION 3; THENCE NORTH 00 DEGREES 08 MINUTES 53 SECONDS EAST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID NE ¼, A DISTANCE OF 1320.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NE ¼ OF SECTION 3, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 53 SECONDS WEST PARALLEL WITH SAID WEST LINE A DISTANCE OF 1320 FEET TO SAID SOUTH LINE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT EQUIPMENTSHARE.COM, INC., BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, AND ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF ____, 2021.

STATE OF COLORADO,)

) SS

COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ____ ON THIS DAY OF ____, 2021.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES ____.

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF ____, 2021.

CITY WATER AND SEWER DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF ____, 2021.

CITY ADMINISTRATOR'S APPROVAL

APPROVED THIS ____ DAY OF ____, 2021.

CITY ADMINISTRATOR

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED THIS ____ DAY OF ____, 2021, BY RESOLUTION NO. ____.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A PLAT OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY [ORDINANCE/RESOLUTION] NO. ____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE ____ DAY OF ____, A.D., 2021 AND THAT THE MAYOR OF THE CITY OF FORT LUPTON, AS AUTHORIZED BY SAID [ORDINANCE/RESOLUTION] ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST:

CITY CLERK
(SEAL)

OWNER:

EQUIPMENTSHARE.COM, INC.
5710 BULL RUN DRIVE
COLUMBIA, MISSOURI 65201-2860

ARCHITECT:

MODUS STUDIO
MATT POE
15 NORTH CHURCH AVENUE #102
FAYETTEVILLE, ARKANSAS 72701
(479) 455-5577
MATT@MODUSSTUDIO.COM

CIVIL ENGINEER:

KEEFE CIVIL
MEGAN KEEFE, PE
3125 CROCKETT STREET
FORT COLLINS, COLORADO 80526
(970) 215-6808
MEG@KEEFECIVIL.COM

SURVEYOR:

KING SURVEYORS
CHRIS DEPAULIS, PLS
650 EAST GARDEN DRIVE
WINDSOR, COLORADO 80501
(970) 686-5011
CHRISD@KINGSURVEYORS.COM

CITY PLANNING DEPARTMENT:

TODD HODGES
PLANNING DIRECTOR
CELL: 303-994-3174
THODGES@FORTLUPTONCO.GOV
ALYSSA KNUTSON, AICP
PLANNER II
DIRECT: 720-466-6128
AKNUTSON@FORTLUPTONCO.GOV

MARIA LANCTO
PLANNER I
DIRECT: 720-466-6107
MLANCTO@FORTLUPTONCO.GOV

PUBLIC WORKS DEPARTMENT:

ROY VESTAL
PUBLIC WORKS DIRECTOR / CITY
ENGINEER
DIRECT: 720-466-6109
RVESTAL@FORTLUPTONCO.GOV

BUILDING DEPARTMENT:

KELLY DYKSTRA
DEPUTY BUILDING OFFICIAL
PROCEDURE INC.
OFFICE: 970-305-3161
EMAIL@PROCEDUREINC.NET

SHANNON DEVRIES
PLANNING TECH
DIRECT: 720-466-6104
SDEVRIES@FORTLUPTONCO.GOV

FORT LUPTON FIRE PROTECTION

DISTRICT:

TAW TAMLIN
FIRE MARSHAL
OFFICE: 303-857-4603
TTAMLIN@FTLUPTONFIRE.COM

Sheet Number	Sheet Title
C1	COVER SHEET
C2	GENERAL NOTES AND DETAILS
C3	DEMOLITION PLAN
C4	PHASING PLAN
C5	OVERALL SITE PLAN
C6	OVERALL GRADING AND EROSION CONTROL PLAN
C7	DETAILED GRADING PLAN
C8	CULVERT PLAN AND PROFILE
C9	EROSION CONTROL PLAN NOTES AND DETAILS
C10	HISTORIC DRAINAGE EXHIBIT
C11	DEVELOPED DRAINAGE EXHIBIT



FOR REVIEW ONLY

KEEFE CIVIL, INC
3125 CROCKETT STREET
FORT COLLINS, CO 80526
(970) 215-6808
MEG@KEEFECIVIL.COM



15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW

COVER SHEET

FORT LUPTON, COLORADO

SHEET

C1 OF 11





1. ALL WORK SHALL COMPLY WITH CURRENT CITY OF FORT LUPTON STANDARDS AND SPECIFICATIONS, AS WELL AS ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. ALL CONTRACTORS UTILIZING THESE PLANS ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF COLORADO CODE TITLE 9, ARTICLE 1.5, AS AMENDED, CONCERNING THE PROTECTION OF EXISTING UNDERGROUND FACILITIES FROM DAMAGE DUE TO EXCAVATIONS. THE LOCATION OF EXISTING UTILITIES AND FACILITIES SHOWN ARE BASED ON INFORMATION AVAILABLE, AND COMPLETENESS IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER AT 811 TWO DAYS IN ADVANCE OF STARTING WORK, AS REQUIRED BY COLORADO CODE.
3. EXISTING CONDITIONS ARE SHOWN BASED ON FIELD SURVEYS COMPLETED BY KING SURVEYORS, INC. AND PROVIDED TO EQUIPMENTSHARE.COM IN ELECTRONIC FORMAT IN 2012, 2018, AND 2021.
4. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES AND FACILITIES PRIOR TO STARTING WORK. HAND EXCAVATION MAY BE REQUIRED. WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE UTILITY COMPANIES WHOSE FACILITIES ARE IN THE PROXIMITY OF THE WORK.
5. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS INCLUDING ALL DIMENSIONS AND INVERTS PRIOR TO THE START OF THE WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY VARIATIONS BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR TO ANY EXISTING IMPROVEMENTS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES.
7. CONTRACTOR SHALL MAINTAIN AND PROTECT VEHICULAR AND PEDESTRIAN TRAFFIC IN PROXIMITY OF THE WORK.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SUBMITTAL APPROVALS PRIOR TO THE BEGINNING OF WORK.
9. ALL UTILITY DESIGN LOCATIONS REFER TO CENTERLINE OF UTILITY, UNLESS OTHERWISE NOTED ON THE PLANS.
10. SEE SHEET C1 FOR SURVEY BENCHMARK AND CONTROL INFORMATION.

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS IN A LAWFUL MANNER.
2. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS ADJACENT TO THE PROJECT LIMITS AND ALL EXISTING IMPROVEMENTS DESIGNATED TO REMAIN WITHIN THE PROJECT LIMITS.
3. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING TREES, INCLUDING THE ROOT STRUCTURE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR TO ANY EXISTING IMPROVEMENTS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES TO A MINIMUM OF THEIR ORIGINAL CONDITION.
5. THE CONTRACTOR SHALL RESTORE ANY EXISTING VEGETATION AND/OR SURFACE IMPROVEMENTS BEYOND THE PROJECT LIMITS DISTURBED OR DAMAGED DURING CONSTRUCTION.
6. NATURAL LANDSCAPE AREAS SHALL BE RESEDED WITH AN APPROVED NATIVE GRASS SEED MIX PROVIDED BY THE CLIENT.

1. CONTRACTOR SHALL PROTECT ALL ADJACENT IMPROVEMENTS (BUILDINGS, PARKING LOTS, LANDSCAPE AREAS, ETC.) FROM DAMAGE AND EROSION. ALL DISTURBED AREAS OFF-SITE SHALL BE RESTORED TO A MINIMUM OF THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL COORDINATE DRY UTILITY LOCATIONS WITH PROVIDER AGENCY.
3. ALL DIMENSIONS ARE FROM FLOWLINE (OF CURB & GUTTER), PROPERTY LINE, WALL, OR TO THE CENTERLINES OF MANHOLES, INLETS AND UTILITY LINES UNLESS NOTED OTHERWISE.

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS, INCLUDING A COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT [CDPHE] CONSTRUCTION DISCHARGE PERMIT, IF REQUIRED, PRIOR TO STARTING ANY CONSTRUCTION.
2. SEE SHEETS C4-C6 FOR DETAILED STORMWATER MANAGEMENT NOTES, LAYOUT, AND DETAILS.
3. ALL TEMPORARY EROSION CONTROL FACILITIES SHALL BE INSTALLED BEFORE ANY OTHER CONSTRUCTION ACTIVITIES TAKE PLACE.
4. PAVING AND LANDSCAPING SHALL BE COMPLETED AS SOON AS PRACTICAL TO CONTROL EROSION AND LIMIT SEDIMENT TRANSPORT.
5. UNCONTAINED WASTE THAT MAY BLOW, WASH, OR OTHERWISE BE RELEASED FROM THE SITE IS PROHIBITED.
6. READY-MIXED CONCRETE, OR ANY MATERIALS RESULTING FROM THE CLEANING OF VEHICLES OR EQUIPMENT CONTAINING, USED IN TRANSPORTING OR APPLICATION OF READY-MIXED CONCRETE, SHALL BE CONTAINED ON THE SITE FOR PROPER DISPOSAL.
7. BMPs SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF SEDIMENT FROM THE CONSTRUCTION SITE. VEHICLE TRACKING CONTROL SHALL BE INSTALLED AT DESIGNATED SITE ENTRANCE. ANY SEDIMENT TRACKED ONTO THE ADJACENT PARKING AREA OR PUBLIC ROADWAYS SHALL BE CLEANED AND REMOVED.
8. ANY DISTURBANCE TO TEMPORARY AND PERMANENT BMP'S SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS.
9. FUGITIVE DUST EMISSIONS RESULTING FROM CONSTRUCTION ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AT THE TIME OF GRADING AS DEFINED BY THE CDPHE.
10. TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR REUSE.
11. SOIL STABILIZATION MEASURES (SEEDING, ETC.) SHALL BE APPLIED WITHIN 30 DAYS TO DISTURBED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR 60 DAYS OR MORE.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DISPOSED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, WHICHEVER OCCURS FIRST.

1. ALL PROJECT EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE PROJECT GEOTECHNICAL REPORT "GEOTECHNICAL SUBSURFACE EXPLORATION ADDENDUM REPORT NO. 1 - PROPOSED SANJEL FORT LUPTON FACILITY - 12 SILO/HOPPER SLAB PHASE" PREPARED BY EARTH ENGINEERING CONSULTANTS, INC. PROJECT # 1122051, DATED NOVEMBER 12, 2013.
2. ALL SPOT ELEVATIONS ARE FLOWLINE OF CURB AND GUTTER OR TOP OF PAVING UNLESS OTHERWISE NOTED.
3. ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROVIDE FOR ADEQUATE DRAINAGE THROUGH THE SITE DURING THE PROCESS OF EXCAVATION, GRADING, AND EMBANKMENT. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
5. LANDSCAPE SLOPES SHALL NOT EXCEED 4:1 (H:V) UNLESS OTHERWISE SHOWN ON THESE PLANS OR APPROVED BY THE OWNER/SOILS ENGINEER.
6. MATCH EXISTING GRADES AT LIMITS OF CONSTRUCTION.
7. GROUNDWATER MAY BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES FOR THIS PROJECT. EXCAVATION DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. UNSUITABLE MATERIALS (MUCK) ENCOUNTERED IN THE SUBGRADE SHALL BE REMOVED TO THE DEPTH DIRECTED BY THE SOILS ENGINEER. THE EXCAVATED AREA SHALL BE BACKFILLED TO THE FINISHED GRADE WITH APPROVED MATERIAL. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN

1. EXCESS SITE MATERIAL GENERATED FROM SUBGRADE PREPARATION AND RE-GRADING OPERATIONS, ETC. SHALL BE STOCKPILED ON SITE IN A CONTROLLED MANNER. THE OWNER SHALL IDENTIFY A LOCATION ON THE NORTHERN PORTION OF THE SITE FOR TEMPORARY STOCKPILING OF EXCESS MATERIAL.
2. ALL STOCKPILED MATERIAL ON SITE SHALL BE STABILIZED AND PROTECTED FROM EROSION IN ACCORDANCE WITH CDPHE AND CITY OF FORT LUPTON STANDARDS. SEE STORMWATER MANAGEMENT NOTES (THIS SHEET) FOR DETAILS.
3. STOCKPILE AREAS SHALL BE CLEARED OF VEGETATION AND DEBRIS PRIOR TO PLACEMENT OF STOCKPILE MATERIALS.

THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ON THE FINAL CHAIN-LINK FENCE TYPE/SPECIFICATION AND LAYOUT. SHOP DRAWING'S AND SPECIFICATIONS SHALL BE PROVIDED TO THE OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION OF FENCING. FINAL FENCE LAYOUT SHALL BE REVIEWED IN THE FIELD WITH THE OWNER PRIOR TO CONSTRUCTION.



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15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW

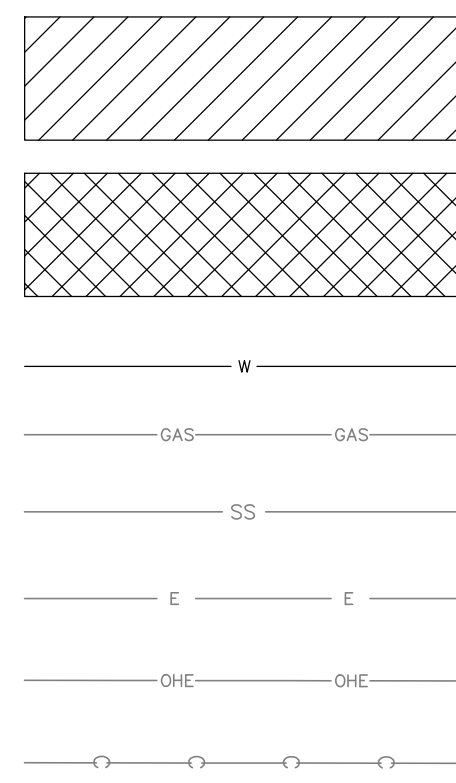
GENERAL NOTES AND DETAILS

FORT LUPTON, COLORADO

SHEET

C2 OF 11





EXISTING CHAIN LINK FENCE

	FIBER OPTIC LOCATE
	EXISTING FLOW LINE
	EXISTING PIPE
	EDGE OF ASPHALT
	TELEPHONE LOCATE

-  GAS METER
-  TELEPHONE PEDESTAL
-  FIBER OPTIC VAULT
-  MAILBOX
-  POWER POLE
-  ELECTRIC METER
-  VALVE BOX
-  IRRIGATION VALVE
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	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	TREE STUMP
	FENCE GATE
	SIGN
	CONTROL POINT

CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
EG	EXISTING GROUND
EX	EXISTING
HWY	HIGHWAY
OHE	OVERHEAD ELECTRIC
RD	ROOF DRAIN
ROW	RIGHT-OF-WAY
UG	UNDERGROUND

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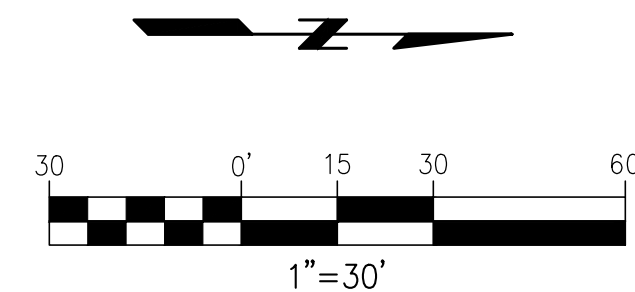
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DEMOLITION PLAN

FORT LUPTON, COLORADO

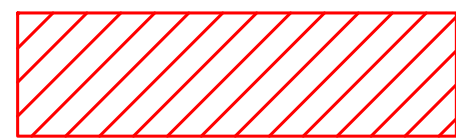
SHEET

C3 OF 11

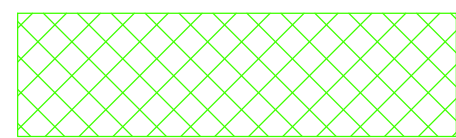


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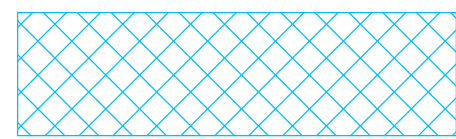
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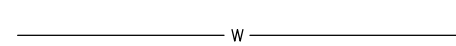
PHASE ONE



PHASE TWO



PHASE THREE



EXISTING WATER SERVICE



EXISTING UG GAS SERVICE



EXISTING SEWER SERVICE



EXISTING UG ELECTRICAL SERVICE



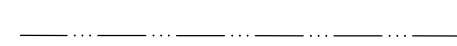
EXISTING OVERHEAD ELECTRIC LINE



EXISTING CHAIN LINK FENCE



EXISTING BARBED WIRE FENCE



EXISTING FLOW LINE



EXISTING PIPE



EDGE OF ASPHALT



TELEPHONE LOCATE



GAS METER



TELEPHONE PEDESTAL



FIBER OPTIC VAULT



MAILBOX



POWER POLE



ELECTRIC METER



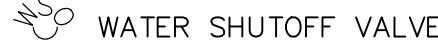
VALVE BOX



IRRIGATION VALVE



SANITARY MANHOLE



WATER SHUTOFF VALVE



FIRE HYDRANT



WATER SPIGOT



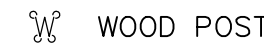
AIR VALVE



WATER METER



STEEL POST



WOOD POST



DECIDUOUS TREE



CONIFEROUS TREE



SHRUB



TREE STUMP



FENCE GATE



SIGN



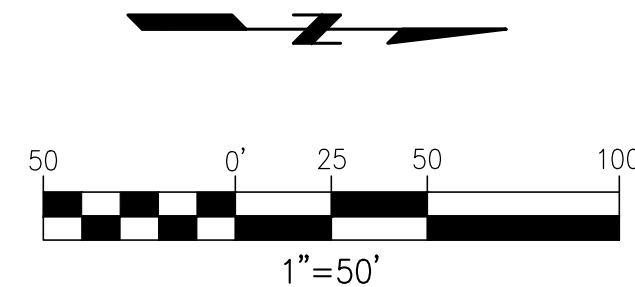
CONTROL POINT

ABBREVIATION LEGEND:

CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
EG	EXISTING GROUND
EX	EXISTING
HWY	HIGHWAY
OHE	OVERHEAD ELECTRIC
RD	ROAD
ROW	RIGHT-OF-WAY
UG	UNDERGROUND

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15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW

PHASING PLAN

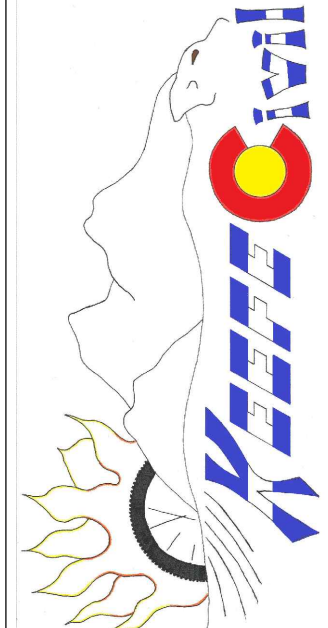
FORT LUPTON, COLORADO

SHEET

C4 OF 11



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JOB NO. 2021-025



Figure 1 consists of two schematic diagrams, (a) and (b), illustrating the three-dimensional structure of a polymer matrix. Diagram (a) shows a dense, interconnected network of polymer chains, represented by a complex web of lines. Small, dark, irregular shapes are scattered throughout the network, representing pores or voids. Diagram (b) shows a more open, porous structure. It features a network of larger, interconnected voids or cells, with the polymer chains forming the walls of these cells. The overall structure is less dense than in (a).

	GAS METER
	TELEPHONE PEDESTAL
	FIBER OPTIC VAULT
	MAILBOX
	POWER POLE
	ELECTRIC METER
	VALVE BOX
	IRRIGATION VALVE
	SANITARY MANHOLE
	WATER SHUTOFF VALVE
	FIRE HYDRANT
	WATER SPIGOT
	AIR VALVE
	WATER METER
	STEEL POST
	WOOD POST

CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
EG	EXISTING GROUND
EX	EXISTING
FO	FIBER OPTIC
OHE	OVERHEAD ELECTRIC
RD	ROOF DRAIN
ROW	RIGHT-OF-WAY
UG	UNDERGROUND

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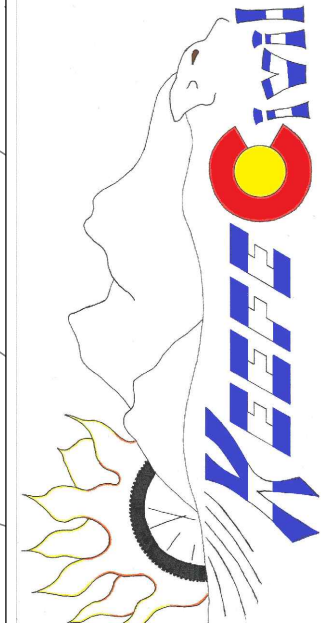
15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW

OVERALL GRADING AND EROSION CONTROL PLAN

FORT LUPTON, COLORADO

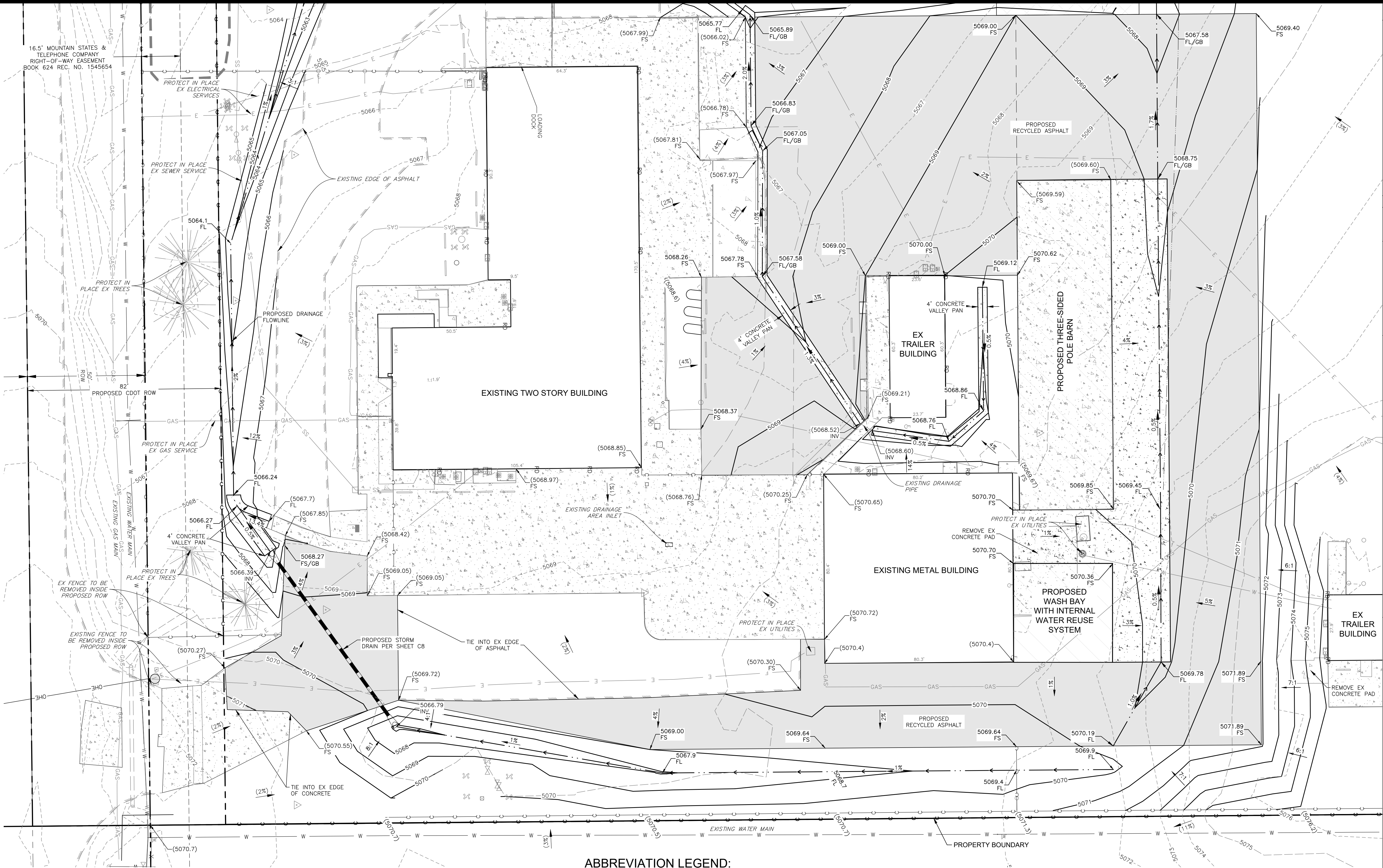
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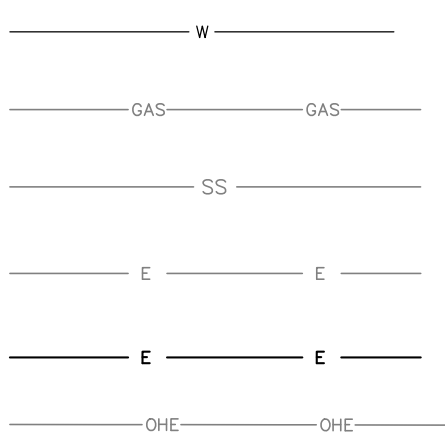
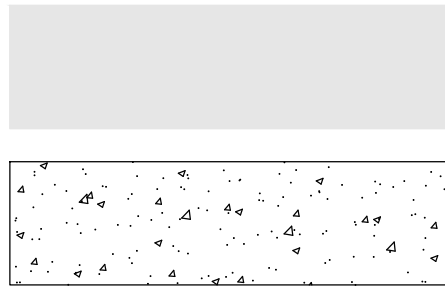


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LEGEND:



PROPOSED RECYCLED ASPHALT PAVEMENT

EXISTING CONCRETE

EXISTING WATER SERVICE

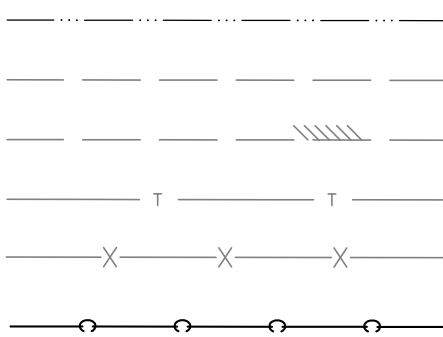
EXISTING UG GAS SERVICE

EXISTING SEWER SERVICE

EXISTING UG ELECTRICAL SERVICE

PROPOSED UG ELECTRICAL SERVICE

EXISTING OVERHEAD ELECTRIC LINE



EXISTING FLOW LINE

EXISTING PIPE

EDGE OF ASPHALT

TELEPHONE LOCATE

EXISTING CHAIN LINK FENCE

PROPOSED PRIVACY FENCE

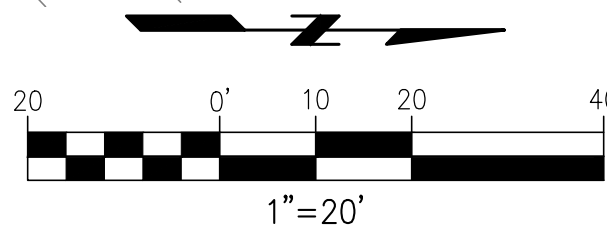
- △ GAS METER
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- MAILBOX
- ⊗ POWER POLE
- ⊠ ELECTRIC METER
- ⊠ VALVE BOX
- ⊠ IRRIGATION VALVE
- ⊠ SANITARY MANHOLE
- ⊠ WATER SHUTOFF VALVE
- ⊠ FIRE HYDRANT
- ⊠ WATER SPIGOT
- ⊠ AIR VALVE
- ⊠ WATER METER

ABBREVIATION LEGEND:

- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- EG EXISTING GROUND
- EX EXISTING
- FO FIBER OPTIC
- OHE OVERHEAD ELECTRIC
- RD ROOF DRAIN
- ROW RIGHT-OF-WAY
- UG UNDERGROUND
- ⊗ STEEL POST
- ⊗ WOOD POST
- ⊗ DECIDUOUS TREE
- ⊗ CONIFEROUS TREE
- ⊗ SHRUB
- ⊗ TREE STUMP
- ⊗ FENCE GATE
- ⊗ SIGN
- ⊗ CONTROL POINT

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15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW

DETAILED GRADING PLAN

FORT LUPTON, COLORADO

KEEFE CIVIL, INC

3125 CROCKETT STREET

FORT COLLINS, CO 80526

(970) 215-6808

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15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW

DETAILED GRADING PLAN

FORT LUPTON, COLORADO

REVISIONS

DATE

NO

BY

JOB NO. 2021-025

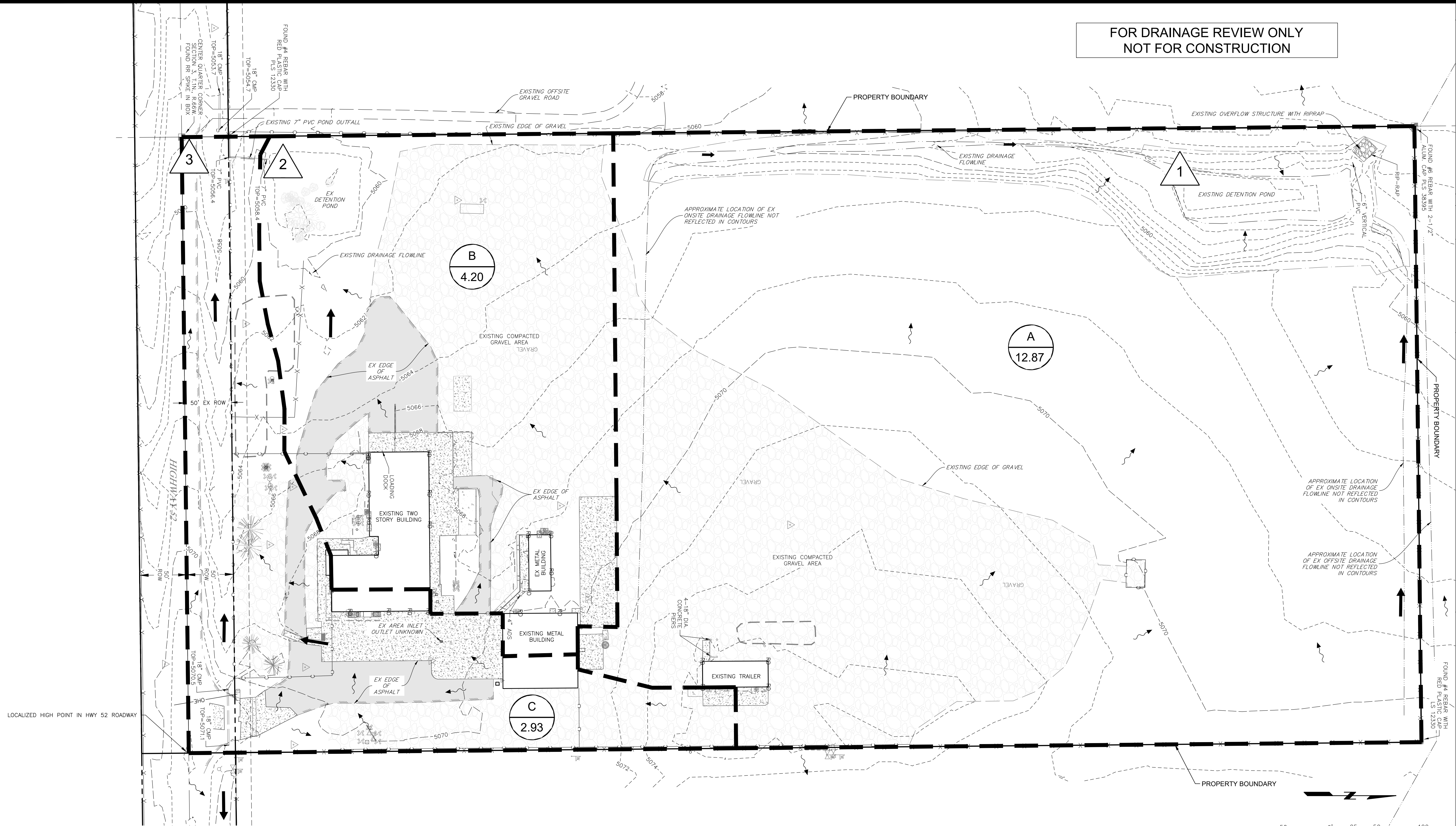
811

Know what's below.

Call before you dig.

SHEET

C7 OF 11



LEGEND:

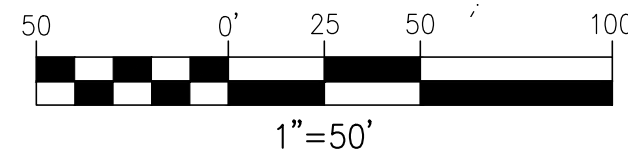
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING FLOW LINE
- EXISTING PIPE
- EDGE OF ASPHALT
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK FENCE

- CONCENTRATED DRAINAGE FLOW DIRECTION
- OVERLAND DRAINAGE FLOW DIRECTION
- DRAINAGE BASIN BOUNDARY
- DRAINAGE BASIN DESIGNATION
- DRAINAGE BASIN AREA (ACRES)
- DRAINAGE BASIN DESIGN POINT

ABBREVIATION LEGEND:

- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- EG EXISTING GROUND
- FO EXISTING FIBER OPTIC
- OHE OVERHEAD ELECTRIC
- RD ROOF DRAIN
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- UG UNDERGROUND
- GAS METER
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FOR DRAINAGE REVIEW ONLY
NOT FOR CONSTRUCTION

15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW

HISTORIC DRAINAGE EXHIBIT

FORT LUPTON, COLORADO

1
DATE 10/01/2021
NO. 1
BY MEG@KEEFECIVIL.COM

KEEFE CIVIL, INC.
3125 CROCKETT STREET
FORT COLLINS, CO 80526
(970) 215-6808
MEG@KEEFECIVIL.COM

FOR REVIEW ONLY

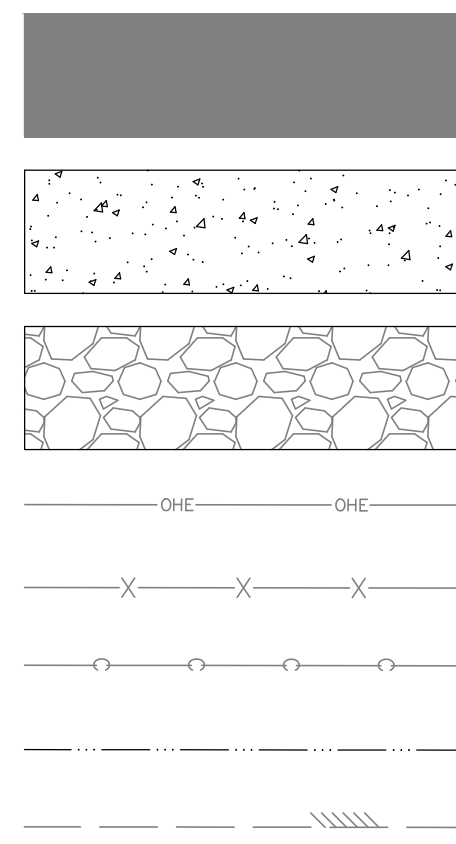
39378
PROFESSIONAL ENGINEER

811
Know what's below.
Call before you dig.

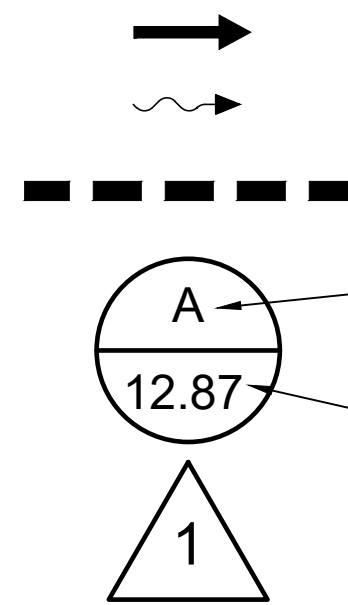
C10 OF 11

Page 81 of 198

LEGEND:



- PROPOSED RECYCLED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- EXISTING OVERHEAD UTILITY
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING FLOW LINE
- EDGE OF ASPHALT



ABBREVIATION LEGEND:

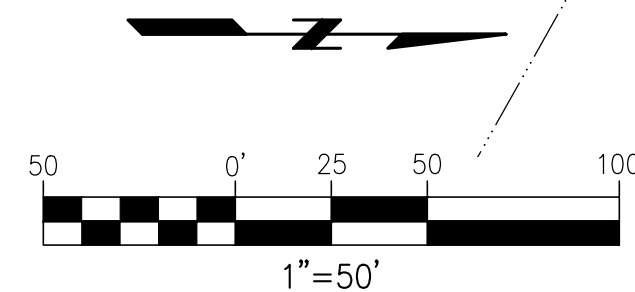
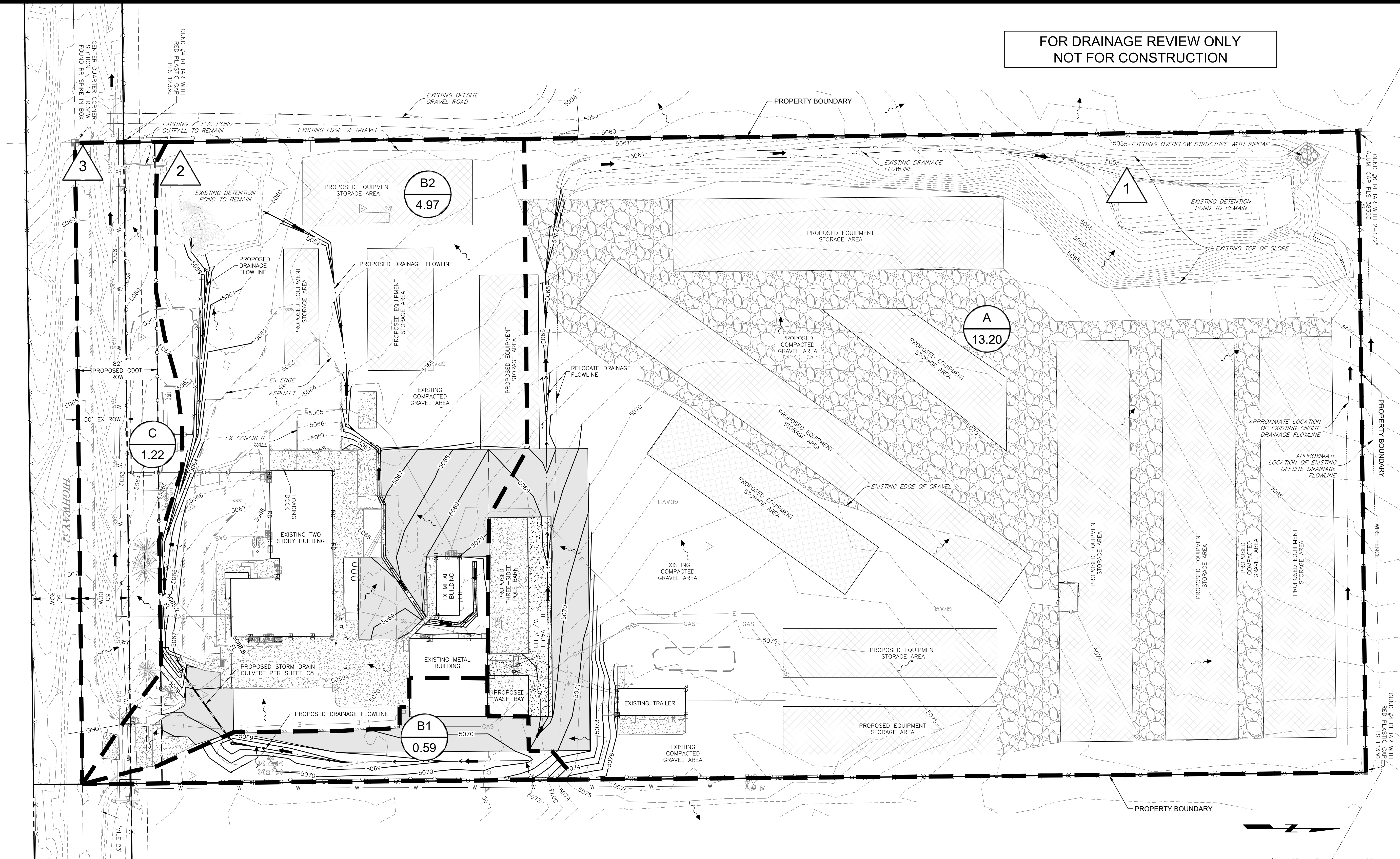
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- EG EXISTING GROUND
- EX EXISTING
- FO FIBER OPTIC
- OHE OVERHEAD ELECTRIC
- RD ROOF DRAIN
- ROW RIGHT-OF-WAY
- UG UNDERGROUND

- △ GAS METER
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- MAILBOX
- POWER POLE
- ⊗ ELECTRIC METER
- ⊕ VALVE BOX
- ⊗ IRRIGATION VALVE
- ⊗ SANITARY MANHOLE
- ⊗ WATER SHUTOFF VALVE
- ⊗ FIRE HYDRANT
- ⊗ WATER SPIGOT
- ⊗ AIR VALVE
- ⊗ WATER METER
- ⊗ STEEL POST
- ⊗ WOOD POST
- ⊗ DECIDUOUS TREE
- ⊗ CONIFEROUS TREE
- ⊗ SHRUB
- ⊗ TREE STUMP
- ⊗ FENCE GATE
- ⊗ SIGN
- ⊗ CONTROL POINT

NOTES:

1. THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.9997293657 (1.000270708) ABOUT THE ORIGIN 0,0.
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15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW

DEVELOPED DRAINAGE EXHIBIT

FORT LUPTON, COLORADO

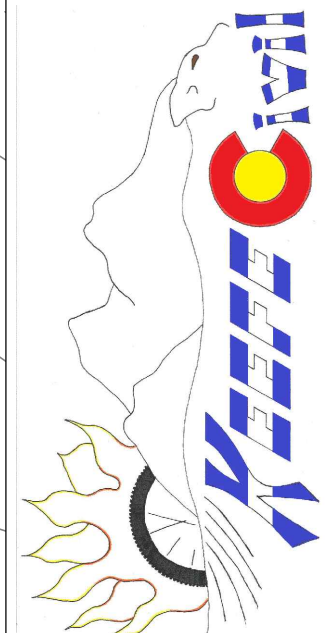
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C11 OF 11



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FORT LUPTON, COLORADO

SHEET

C11 OF 11



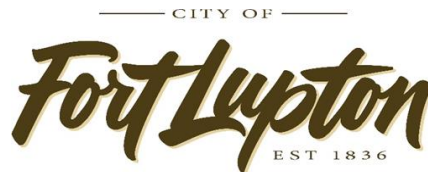
Equipment Share Phase I Drainage Report

Project location:

**15549 E State Highway 52, In the Northeast $\frac{1}{4}$ of Section 3, Township
1 North, Range 66 West of the 6th P.M., Weld County, State of
Colorado**

October 1, 2021

Submitted to:



**Public Works
130 South McKinley Avenue
Fort Lupton, Colorado 80621
Phone: 303.857.6694
Fax: 303.857.0351
www.fortluptonco.gov**

Prepared for:



**EquipmentShare.Com, Inc.
5710 Bull Run Drive
Columbia, Missouri 65201-2860**

Prepared by:



**Keefe Civil, Inc.
3125 Crockett Street
Fort Collins, Colorado 80526**

Engineer Certification:

I hereby affirm that this report and plan for the Phase I drainage design of the development, Equipment Share, was prepared by me (or under my direct supervision) in accordance with the provisions of the City of Fort Lupton Storm Drainage Design and Technical Criteria for the owners thereof. I understand that the City of Fort Lupton does not and will not assume liability for drainage facilities designed by others. I am also aware of the provisions of the City CODE as it pertains to the City's review.



Registered Professional Engineer
State of Colorado No. 39378

Developer Certification:

EquipmentShare.Com, Inc. hereby affirms that the drainage facilities for the development, Equipment Share, shall be constructed according to the design presented in this report. I understand that the City of Fort Lupton does not and will not assume liability for drainage facilities designed and/or certified by my engineer. I understand that the City of Fort Lupton reviews drainage plans but cannot, on behalf of EquipmentShare.Com, Inc. and/or their successors and/or assigns assume future liability for improper design. I am also aware of the provisions of the City CODE as it pertains to the City's review.

EquipmentShare.Com, Inc.

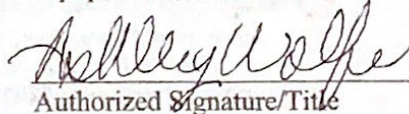
 General Manager
Authorized Signature/Title

Table of Contents

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1.3	Proposed Site Improvements	4
2	Drainage Basins	5
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Appendices

- A NRCS Soil Survey of Weld County**
- B 15549 East State Highway 52 Overall Grading and Erosion Control Plan**
- C National Flood Hazard Layer FIRMette**
- D 15549 East State Highway 52 Historic and Developed Drainage Exhibits**
- E Drainage Calculations**

1 Introduction

1.1 Location

The Equipment Share project (Project) is a developed 20.00-acre industrial lot located at 15549 East State Highway 52, in the Northeast $\frac{1}{4}$ of Section 3, Township 1 North, Range 66 West of the 6th P.M., Weld County, State of Colorado. The site is east of County Road 31 and west of County Road 35 (Figure 1).



Figure 1: Vicinity map

The Project is bound by Highway 52 on the south, open rangeland to the east and north, and a commercial property and open rangeland to the west (Figure 2).



Figure 2: Site location enlargement

1.2 Description of Property

The Project is a developed 20.00-acre industrial lot consisting of four buildings with asphalt paving, gravel, and concrete pads located within the southern half of the site. The remainder of the site is either used for equipment storage or is open rangeland with average native plant vegetation coverage. No irrigated landscaping exists.

No major drainage ways are conveyed across the site. There is a slight berm along the eastern boundary, which keeps upgradient stormwater flows from entering the Project, and an existing offsite drainage swale is adjacent to the northern property line, keeping offsite drainage from entering the Project (Figure 3).



Figure 3: Offsite drainage swale location north of Project

Two detention ponds were constructed with previous site improvements. Established trees and brush have grown within the detention pond boundaries. Drainage swales collect Project runoff along the northern and western property lines and direct stormwater to the northwest detention pond (Figure 4). Another onsite drainage channel directs runoff into the southwest detention pond (Figure 5).



Figure 4: Northwest detention pond



Figure 5: Southwest detention pond

Existing slopes are between 1 – 10% and elevations range from 5054 to 5076.

There are no known irrigation facilities, significant geologic features, or wetlands on site or near the property.

Per the Natural Resources Conservation Service (NRCS) Soil Survey of Weld County (Appendix A), the site is classified as Valent sand, which is considered hydrologic soil group (HSG) A. These soils (Figure 6) are anticipated to have a high infiltration rate when thoroughly wet and consist mainly of deep, well-drained to excessively drained sands or gravelly sands with a high rate of water transmission.



Figure 6: Project soils

1.3 Proposed Site Improvements

The proposed site improvements include a fuel island, wash bay building, expanding the equipment storage areas with roadbed gravel placement, recycled asphalt pavement, and a three-sided pole barn (Appendix B).

2 Drainage Basins

Based on the City of Fort Lupton (City) Figure 201, the site is outside of any major drainageway planning studies and flood hazard area delineation reports. Per the flood insurance rate map (FIRM), the lot is located outside of within Zone X. Zone X is defined as an area of minimal flood hazard and does not have a base flood elevation associated with it (Appendix C).

2.1 Existing Drainage Patterns

The southern edge and southeastern corner of the site generally drains via overland sheet flow from north to south towards the Highway 52 right-of-way. Most of the onsite buildings and a portion of the impervious areas drain via overland sheet flow and/or drainage swale towards the southwestern detention pond, which releases into the Highway 52 roadside drainage swale. The northern two-thirds of the site drains via overland sheet flow and/or drainage swale towards the northwestern detention pond, which releases west of the Project. Refer to Appendix D for Project's historic drainage exhibit.

There is a slight earthen berm along the eastern property line, which prevents offsite flows from draining onto the lot. Also, the northern property line has an offsite drainage swale, preventing offsite flows from being collected with the detention pond. No other existing drainage facilities are located on or near the site.

2.2 Proposed Site Improvements and Drainage Patterns

Reference Appendix D for Project's developed drainage exhibit. The southern edge and southeastern corner of the site generally drains via overland sheet flow from north to south towards the Highway 52 right-of-way. Most of the onsite buildings and a portion of the impervious areas drain via overland sheet flow and/or drainage swale towards the southwestern detention pond, which releases into the Highway 52 roadside drainage swale. The northern two-thirds of the site drains via overland sheet flow and/or drainage swale towards the northwestern detention pond, which releases west of the Project

3 Drainage Facility Design

Project grading and drainage design was completed based on best available information while following City of Fort Lupton Storm Drainage Design and Technical Criteria (Criteria) and Urban Drainage and Flood Control District (UDFCD 2016) criteria.

3.1 General Drainage Concepts

Project site is a small, uncomplex rural catchment basin; therefore, the Rational Method was used for design storm analysis. The Rational Method is based on the following formula.

$$Q = CIA$$

where Q is peak rate of runoff (cfs), C is runoff coefficient (unitless), I is average intensity of rainfall for a duration equal to time of concentration, t_c (inches per hour), and A is tributary area (acres).

Runoff coefficients are determined based on NRCS soil group, storm return period, and the following UDFCD Table 6-4.

Table 6-4. Runoff coefficient equations based on NRCS soil group and storm return period

NRCS Soil Group	Storm Return Period						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
A	$C_A = 0.84i^{1.302}$	$C_A = 0.86i^{1.276}$	$C_A = 0.87i^{1.232}$	$C_A = 0.88i^{1.124}$	$C_A = 0.85i+0.025$	$C_A = 0.78i+0.110$	$C_A = 0.65i+0.254$
B	$C_B = 0.84i^{1.169}$	$C_B = 0.86i^{1.088}$	$C_B = 0.81i+0.057$	$C_B = 0.63i+0.249$	$C_B = 0.56i+0.328$	$C_B = 0.47i+0.426$	$C_B = 0.37i+0.536$
C/D	$C_{C/D} = 0.83i^{1.122}$	$C_{C/D} = 0.82i+0.035$	$C_{C/D} = 0.74i+0.132$	$C_{C/D} = 0.56i+0.319$	$C_{C/D} = 0.49i+0.393$	$C_{C/D} = 0.41i+0.484$	$C_{C/D} = 0.32i+0.588$

where i is percent impervious (expressed as a decimal), C_A is runoff coefficient for NRCS HSG A soils (unitless), C_B is runoff coefficient for NRCS HSG B soils (unitless), and $C_{C/D}$ is runoff coefficient for NRCS HSG C and D soils (unitless).

Time of concentration is determined by adding together the initial overland time and travel time. UDFCD Equation 6-3 calculates the initial overland time.

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S_o^{0.33}}$$

Where:

- t_i = overland (initial) flow time (minutes)
- C_5 = runoff coefficient for 5-year frequency (from Table 6-4)
- L_i = length of overland flow (ft)
- S_o = average slope along the overland flow path (ft/ft).

UDFCD Equation 6-4 calculates the travel time.

$$t_t = \frac{L_t}{60K\sqrt{S_o}} = \frac{L_t}{60V_t}$$

Where:

- t_t = channelized flow time (travel time, min)
- L_t = waterway length (ft)
- S_o = waterway slope (ft/ft)
- V_t = travel time velocity (ft/sec) = $K\sqrt{S_o}$
- K = NRCS conveyance factor (see Table 6-2).

The NRCS conveyance factors are determined per UDFCD Table 6-4.

Table 6-2. NRCS Conveyance factors, K

Type of Land Surface	Conveyance Factor, K
Heavy meadow	2.5
Tillage/field	5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

The average intensity of rainfall for a duration equal to computed time of concentration is based on City of Fort Lupton Time-Intensity-Frequency Curves for the Rational Method.

3.2 Effective Impervious Area

The Project's total effective impervious area will increase from 25% historically to 39% with proposed site improvements, as indicated in calculations shown below and the proposed grading and erosion control plan contained in Appendix D.

Land Use	Percent Impervious	Historic Basin A		Historic Basin B		Historic Basin C	
		Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)
Concrete and asphalt	100	1,930	1,930	35,370	35,370	38,480	38,480
Rooftop	90	1,960	1,764	15,860	14,274	5,295	4,766
Gravel (packed)	40	151,020	60,408	88,780	35,512	39,190	15,676
Undeveloped	2	405,650	8,113	42,865	857	44,750	895
Total		560,560	72,215	182,875	86,013	127,715	59,817
Percentage Impervious Area			13%		47%		47%

Land Use	Percent Impervious	Developed Basin A		Developed Basin B1		Developed Basin B2		Developed Basin C	
		Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)
Concrete and asphalt	100	7,455	7,455	0	0	58,900	58,900	11,120	11,120
Recycled asphalt	80	15,860	12,688	7,520	6,016	18,935	15,148	0	0
Rooftop	90	14,910	13,419	3,180	2,862	14,675	13,208	0	0
Gravel (packed)	40	413,015	165,206	0	0	69,075	27,630	0	0
Undeveloped	2	139,680	2,794	14,875	298	54,965	1,099	42,195	844
Total		575,060	201,562	25,575	9,176	216,550	115,985	53,315	11,964
Percentage Impervious Area			35%		36%		54%		22%

3.3 Stormwater Conveyance Concepts

Where possible, existing drainage paths have been maintained and sheet flow is allowed prior to conveyance within grass-lined swales. The driveway entrance will require a storm drain culvert, which has been designed as a 15-inch pipe at 0.44% (Appendix E).

4 Conclusions

Using City of Fort Lupton Criteria and UDFCD (2016) criteria, the proposed stormwater runoff will increase towards the two detention ponds, but it will decrease towards the Highway 52 roadside drainage channel, as indicated in the Appendix E drainage calculations and the summary table below.

Historic Summary Runoff Table			
Design Point	Contributing Area (acres)	Runoff Peak 5-year Event (cfs)	Runoff Peak 100-year Event (cfs)
1	12.87	1.73	10.96
2	4.20	4.67	12.91
3	2.93	3.12	8.63
Developed Summary Runoff Table			
Design Point	Contributing Area (acres)	Runoff Peak 5-year Event (cfs)	Runoff Peak 100-year Event (cfs)
1	13.20	7.03	22.75
2	5.56	7.50	19.71
3	1.22	0.43	1.85

With the Phase II Project drainage report, the existing detention ponds will be analyzed for their ability to release stormwater flows at historic rates.

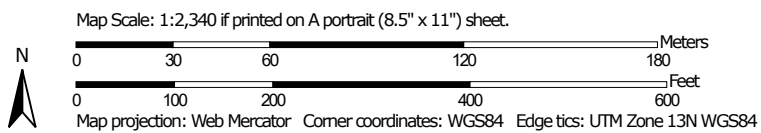
5 References

City of Fort Lupton Storm Drainage and Technical Criteria.

UDFCD. 2016. Urban Storm Drainage Criteria Manual: Volume 1. Management, Hydrology, and Hydraulics.

APPENDIX A

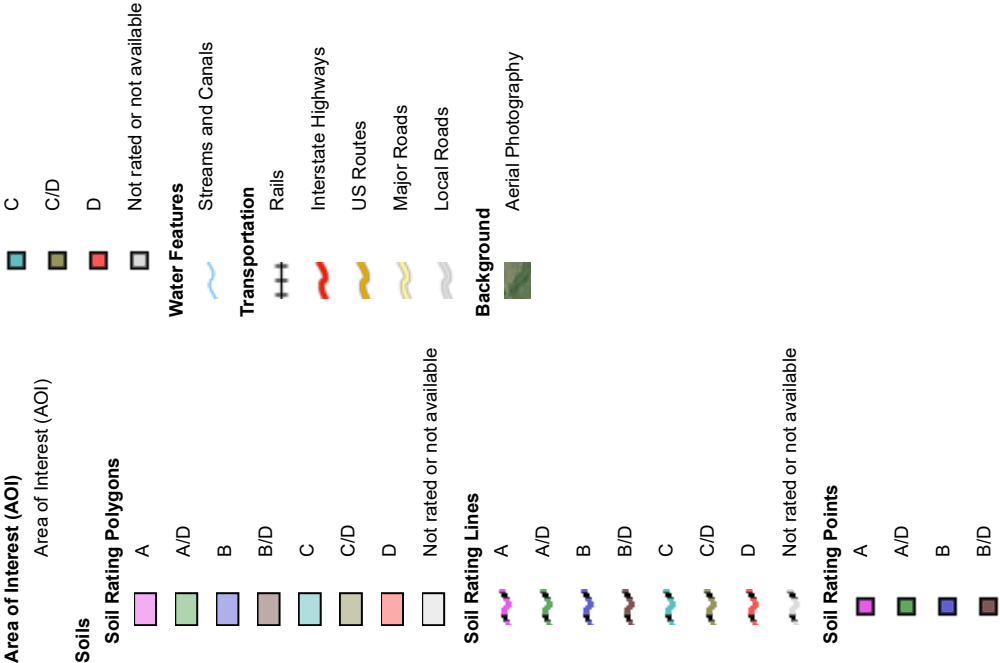
Hydrologic Soil Group—Weld County, Colorado, Southern Part (Equipment Share)



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part
Survey Area Data: Version 19, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 19, 2018—Aug 10, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
70	Valent sand, 3 to 9 percent slopes	A	20.5	100.0%
Totals for Area of Interest			20.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

APPENDIX B



FO FO

T T

SC

SP

VT

CW

R

	GAS METER
	TELEPHONE PEDESTAL
	FIBER OPTIC VAULT
	MAILBOX
	POWER POLE
	ELECTRIC METER
	VALVE BOX
	IRRIGATION VALVE
	SANITARY MANHOLE
	WATER SHUTOFF VALVE
	FIRE HYDRANT
	WATER SPIGOT
	AIR VALVE
	WATER METER
	STEEL POST
	WOOD POST

CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
EG	EXISTING GROUND
EX	EXISTING
FO	FIBER OPTIC
OHE	OVERHEAD ELECTRIC
RD	ROOF DRAIN
ROW	RIGHT-OF-WAY
UG	UNDERGROUND

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6. ANY LOT LINES, RIGHTS OF WAY OR EASEMENTS SHOWN ARE APPROXIMATE AND ARE NOT TO BE RELIED UPON FOR FUTURE IMPROVEMENTS.



Know what's **below**.
Call before you dig.

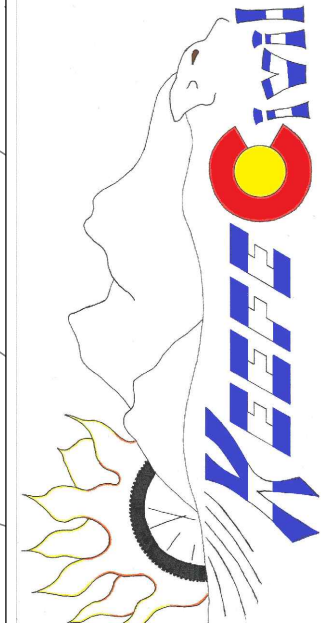
OVERALL GRADING AND EROSION

CONTROL PLAN

FORT LUPTON, COLORADO

KEEFE CIVIL, INC

33125 CROCKETT STREET
FORT COLLINS, CO 80526
(970) 215-6808
MEG@KEEFECIVIL.COM



FOR REVIEW ONLY

[illegible]

APPENDIX C

National Flood Hazard Layer FIRMette

104°46'1"W 40°55'N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS



0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile **Zone X**



OTHER AREAS OF FLOOD HAZARD

NO SCREEN
Area of Minimal Flood Hazard **Zone X**
Effective LOMRs
Area of Undetermined Flood Hazard **Zone D**

OTHER AREAS

GENERAL STRUCTURES
--- Channel, Culvert, or Storm Sewer
||||| Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance
20.2 Water Surface Elevation
17.5 Coastal Transect

8 --- Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary

OTHER FEATURES
--- Coastal Transect Baseline
--- Profile Baseline
--- Hydrographic Feature

MAP PANELS
Digital Data Available
No Digital Data Available
Unmapped

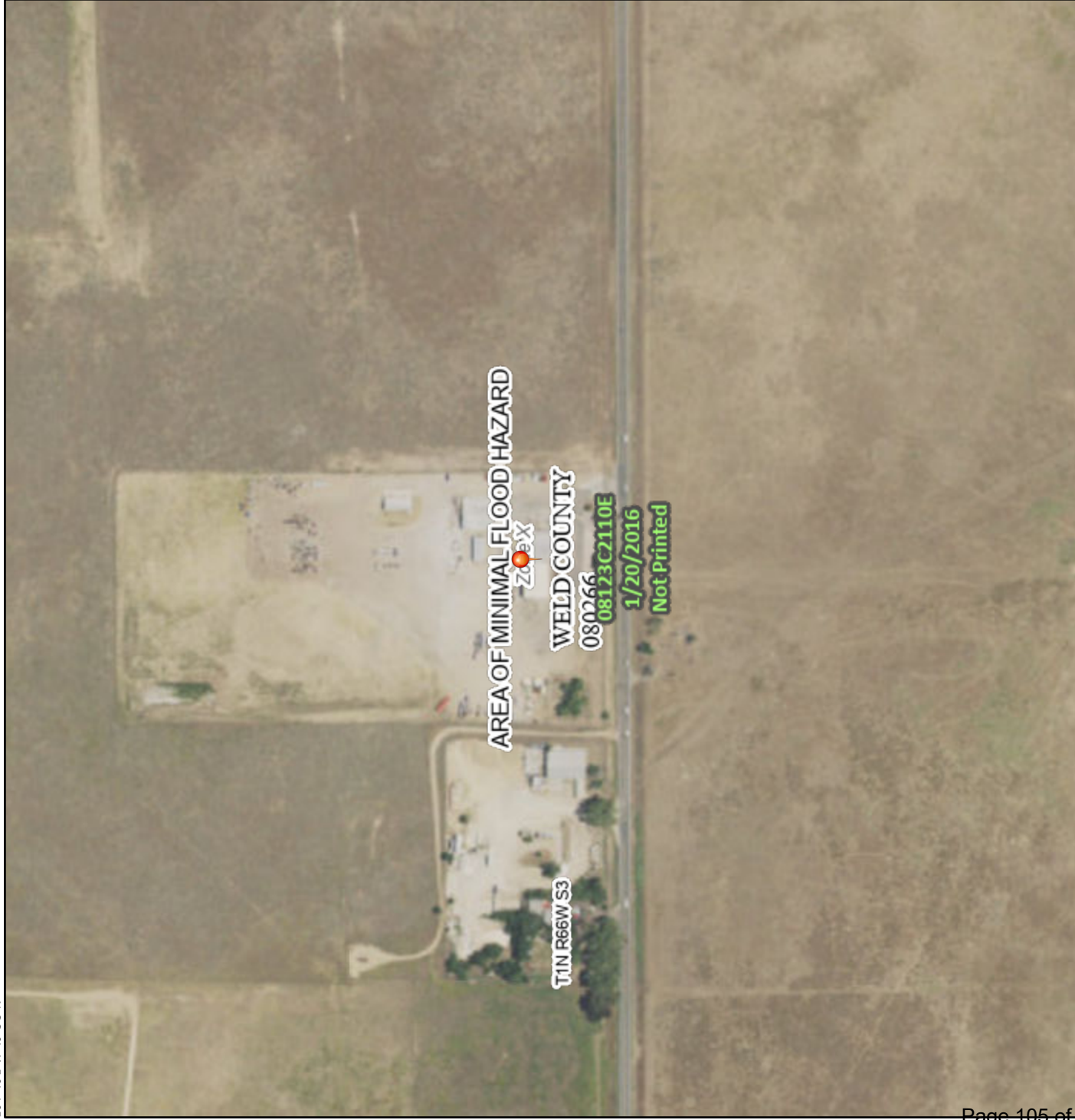


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/1/2021 at 12:12 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



104°46'1"W 40°55'N

Feet 1:6,000

2,000
1,500
1,000
500
250

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

APPENDIX D

FOR DRAINAGE REVIEW ONLY
NOT FOR CONSTRUCTION

NO.	DATE	BY
1	10/01/2021	MEG
REVISIONS		
JOB NO. 2021-025		



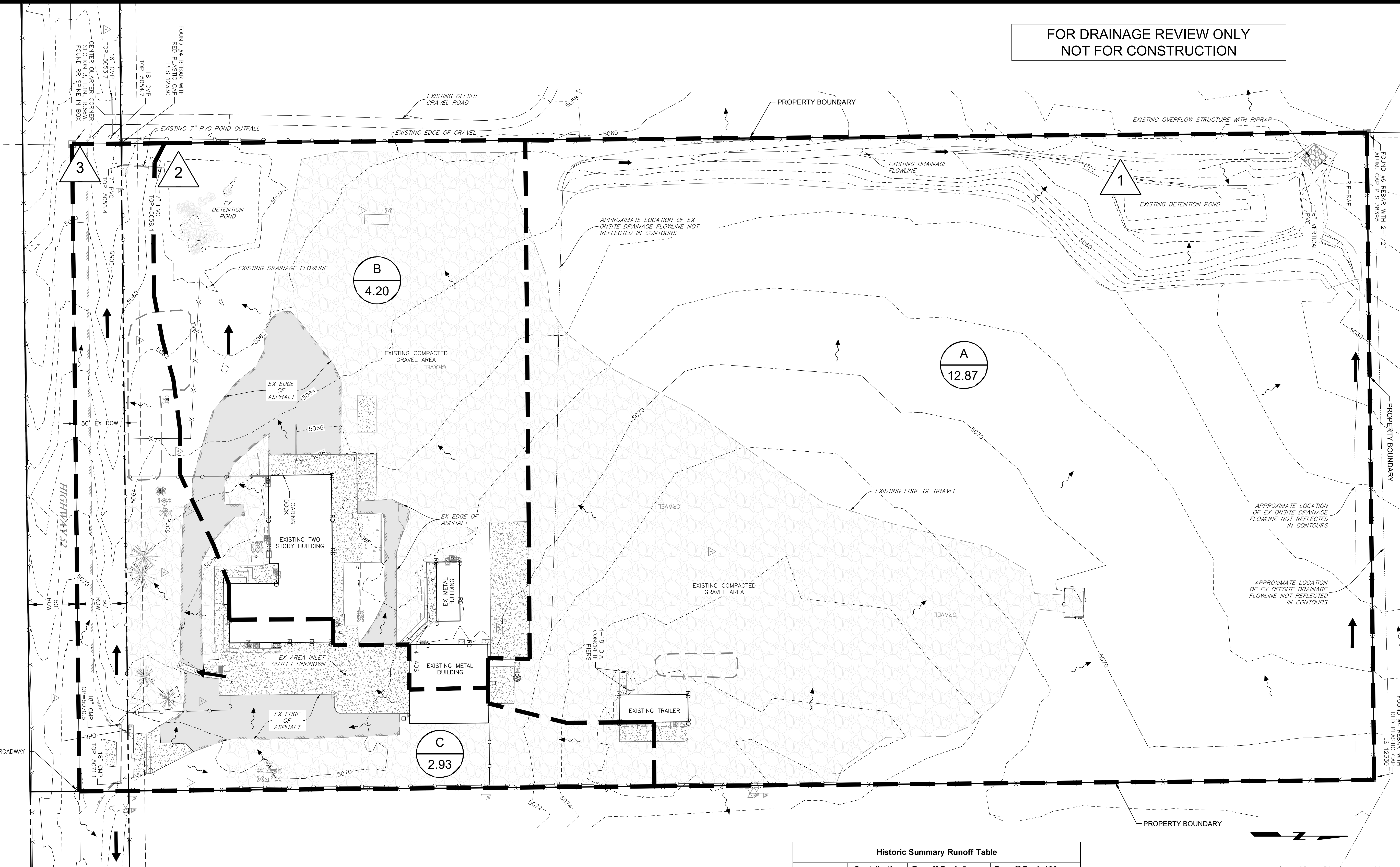
FOR REVIEW ONLY

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FORT COLLINS, CO 80526
(970) 215-6808
MEG@KEEFECIVIL.COM



15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW
HISTORIC DRAINAGE EXHIBIT
FORT LUPTON, COLORADO

SHEET
C10 OF 11



LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING FLOW LINE
- EXISTING PIPE
- EDGE OF ASPHALT
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK FENCE

- CONCENTRATED DRAINAGE FLOW DIRECTION
- OVERLAND DRAINAGE FLOW DIRECTION
- DRAINAGE BASIN BOUNDARY
- DRAINAGE BASIN DESIGNATION
- DRAINAGE BASIN AREA (ACRES)
- DRAINAGE BASIN DESIGN POINT

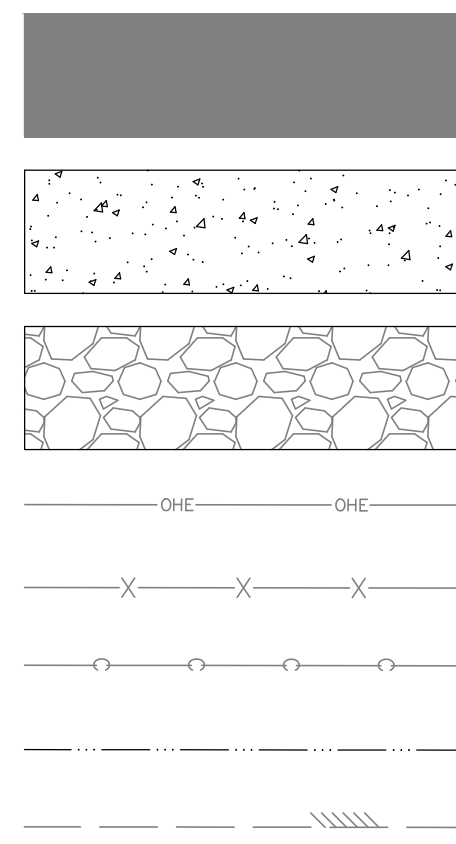
ABBREVIATION LEGEND:

- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- EG EXISTING GROUND
- EX EXISTING
- FO FIBER OPTIC
- OHE OVERHEAD ELECTRIC
- RD ROOF DRAIN
- ROW RIGHT-OF-WAY
- UG UNDERGROUND
- GAS METER
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- MAILBOX
- POWER POLE
- ELECTRIC METER
- VALVE BOX
- IRRIGATION VALVE
- SANITARY MANHOLE
- WATER SHUTOFF VALVE
- FIRE HYDRANT
- WATER SPIGOT
- AIR VALVE
- WATER METER
- STEEL POST
- WOOD POST

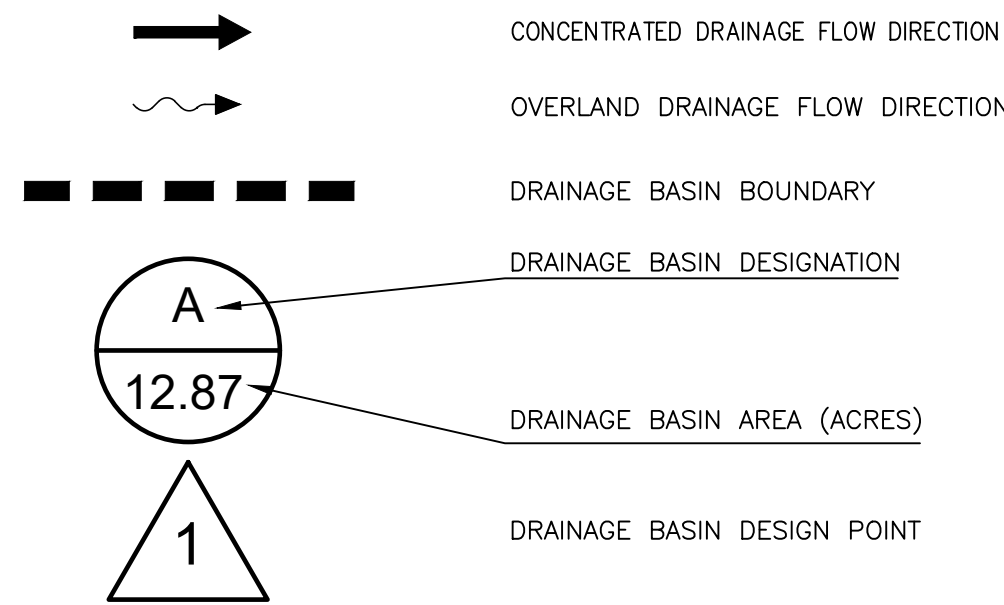
Historic Summary Runoff Table			
Design Point	Contributing Area (acres)	Runoff Peak 5-year Event (cfs)	Runoff Peak 100-year Event (cfs)
1	12.87	1.73	10.96
2	4.20	4.67	12.91
3	2.93	3.12	8.63

- NOTES:
- THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.9997293657 (1.000270708) ABOUT THE ORIGIN 0,0.
 - ALL PROPERTY PINS, INTERSECTION MONUMENTS, AND SECTION CORNERS DISTURBED DURING CONSTRUCTION MUST BE REFERENCED AND REPLACED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.
 - THIS AUTOCAD DRAWING CONTAINS INFORMATION THAT IS NOT VISIBLE ON THE PLOTTED COPY. TO OBTAIN ALL THE INFORMATION THAT IS AVAILABLE IN THIS DRAWING, ALL THE AUTOCAD LAYERS MUST BE TURNED ON AND THAWED.
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 - ANY LOT LINES, RIGHTS OF WAY OR EASEMENTS SHOWN ARE APPROXIMATE AND ARE NOT TO BE RELIED UPON FOR FUTURE IMPROVEMENTS.

LEGEND:



- PROPOSED RECYCLED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- EXISTING OVERHEAD UTILITY
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING FLOW LINE
- EDGE OF ASPHALT



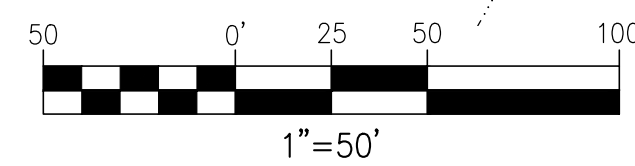
ABBREVIATION LEGEND:

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- EX EXISTING
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- OHE OVERHEAD ELECTRIC
- RD ROOF DRAIN
- ROW RIGHT-OF-WAY
- UG UNDERGROUND

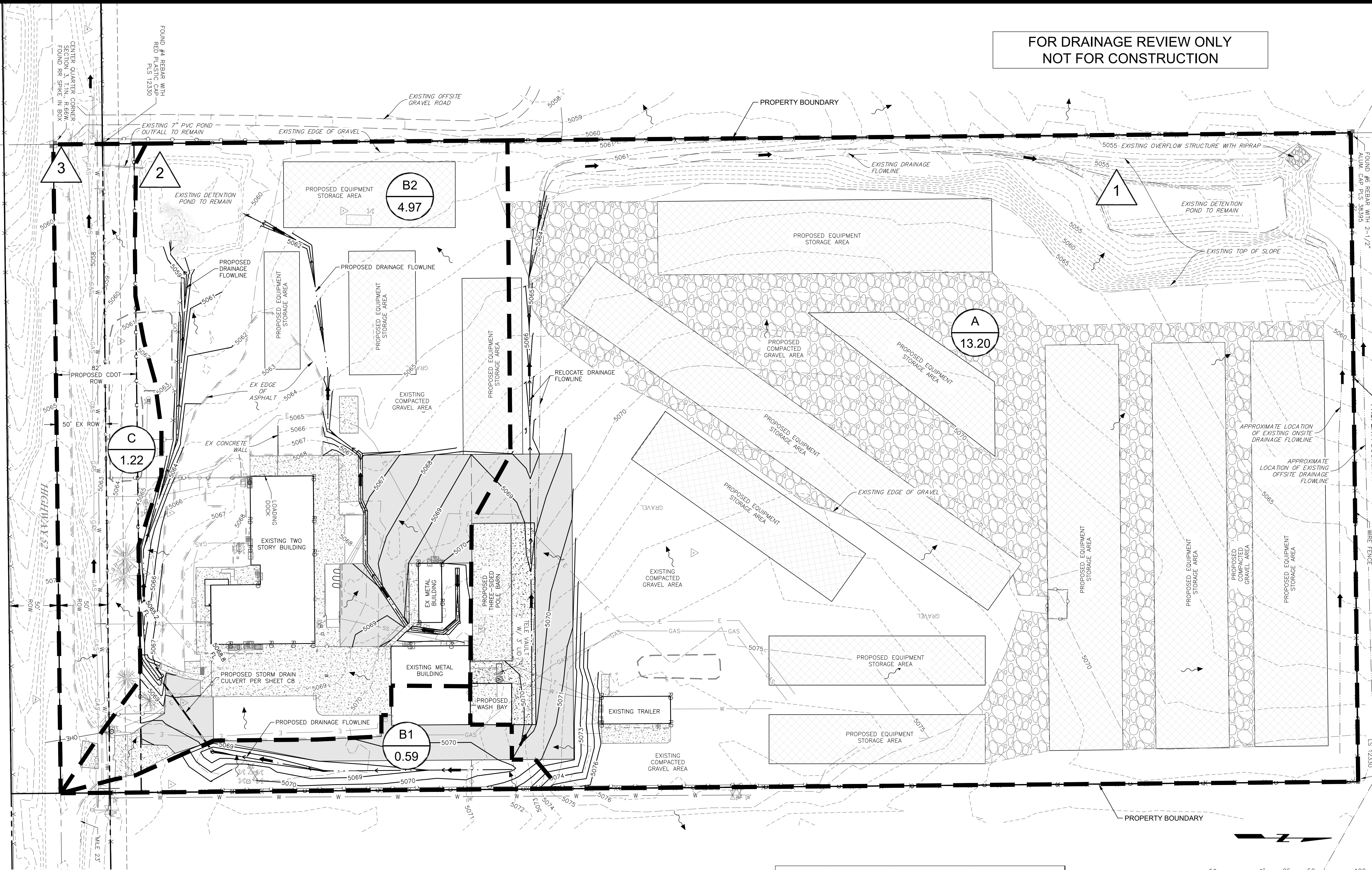
- △ GAS METER
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- MAILBOX
- POWER POLE
- ⊗ ELECTRIC METER
- ⊕ VALVE BOX
- ⊗ IRRIGATION VALVE
- ⊗ SANITARY MANHOLE
- ⊗ WATER SHUTOFF VALVE
- ⊗ FIRE HYDRANT
- ⊗ WATER SPIGOT
- ⊗ AIR VALVE
- ⊗ WATER METER
- ⊗ STEEL POST
- ⊗ WOOD POST
- ⊗ DECIDUOUS TREE
- ⊗ CONIFEROUS TREE
- ⊗ SHRUB
- ⊗ TREE STUMP
- ⊗ FENCE GATE
- ⊗ SIGN
- ⊗ CONTROL POINT

Developed Summary Runoff Table			
Design Point	Contributing Area (acres)	Runoff Peak 5-year Event (cfs)	Runoff Peak 100-year Event (cfs)
1	13.20	7.03	22.75
2	5.56	7.50	19.71
3	1.22	0.43	1.85

- NOTES:
1. THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.9997293657 (1.000270708) ABOUT THE ORIGIN 0,0.
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FOR DRAINAGE REVIEW ONLY
NOT FOR CONSTRUCTION



15549 E STATE HWY 52 - ADMINISTRATIVE SITE PLAN REVIEW

DEVELOPED DRAINAGE EXHIBIT

SHEET C11 OF 11

KEEFE CIVIL, INC

3125 CROCKETT STREET
FORT COLLINS, CO 80526
(970) 215-6808
MEG@KEEFECIVIL.COM

FOR REVIEW ONLY

39378

FOR DRAINAGE REVIEW ONLY
NOT FOR CONSTRUCTION

1

NO. 1

DATE 10/01/2021

BY MEGAN L. KEEFE

REVISIONS

JOB NO. 2021-025

APPENDIX E

Percent Impervious Calculations 15549 E Highway 52, Fort Lupton, CO

Land Use	Percent Impervious	Historic Basin A		Historic Basin B		Historic Basin C	
		Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)
Concrete and asphalt	100	1,930	1,930	35,370	35,370	38,480	38,480
Rooftop	90	1,960	1,764	15,860	14,274	5,295	4,766
Gravel (packed)	40	151,020	60,408	88,780	35,512	39,190	15,676
Undeveloped	2	405,650	8,113	42,865	857	44,750	895
Total		560,560	72,215	182,875	86,013	127,715	59,817
Percentage Impervious Area			13%		47%		47%

Land Use	Percent Impervious	Developed Basin A		Developed Basin B1		Developed Basin B2		Developed Basin C	
		Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)	Area (sf)	Effective Impervious Area (sf)
Concrete and asphalt	100	7,455	7,455	0	0	58,900	58,900	11,120	11,120
Recycled asphalt	80	15,860	12,688	7,520	6,016	18,935	15,148	0	0
Rooftop	90	14,910	13,419	3,180	2,862	14,675	13,208	0	0
Gravel (packed)	40	413,015	165,206	0	0	69,075	27,630	0	0
Undeveloped	2	139,680	2,794	14,875	298	54,965	1,099	42,195	844
Total		575,060	201,562	25,575	9,176	216,550	115,985	53,315	11,964
Percentage Impervious Area			35%		36%		54%		22%

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

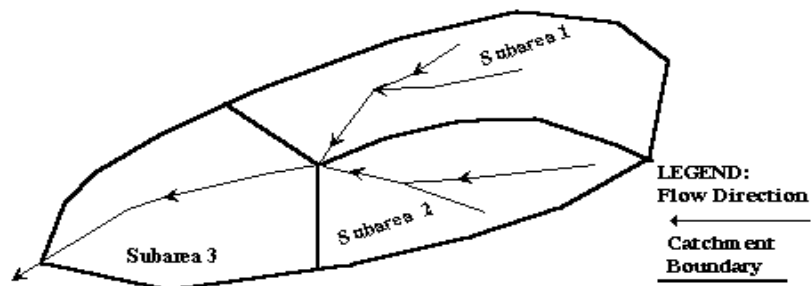
Designer: M. Keefe

Company: Keefe Civil

Date: 9/30/2021

Project: Equipment Share

Location: 15549 East Hwy 52, Ft Lupton, CO



Subcatchment
Name
Developed B

Cells of this color are for required user-input

Cells of this color are for optional override values

Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
B1	0.59	A	36.0	0.22	0.23	0.25	0.28	0.33	0.39	0.49
B2	4.97	A	54.0	0.38	0.39	0.41	0.44	0.49	0.53	0.60
Total Area (ac)	5.56	Area-Weighted C		0.36	0.38	0.39	0.43	0.47	0.52	0.59
		Area-Weighted Override C		0.36	0.38	0.39	0.43	0.47	0.52	0.59

Length-Weighted Slope Calculations

Version 2.00 released May 2017

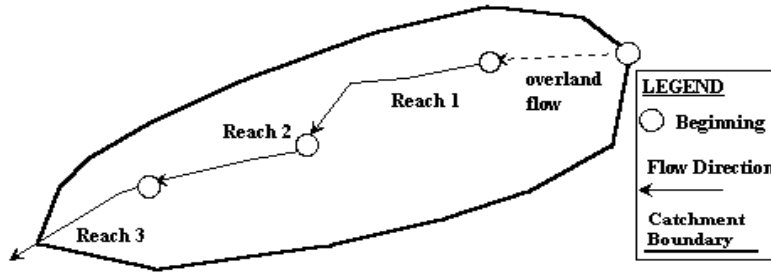
Designer: M. Keefe

Company: Keefe Civil

Date: 9/30/2021

Project: Equipment Share

Location: 15549 East Hwy 52, Ft Lupton, CO



Subcatchment Name	Percent Imperviousness (%)
Developed B	52

OVERLAND FLOW

Reach ID	Overland Flow Length L_i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S_i (ft/ft)
B1	45.00			0.020
B2	80.00			0.045
Total Overland Length (ft)		Length-Weighted Slope (ft/ft)		0.036

CHANNELIZED FLOW

Reach ID	Channelized Flow Length L_i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S_i (ft/ft)
B1	80.00			0.010
B2	155.00			0.019
Total Channelized Length (ft)		Length-Weighted Slope (ft/ft)		0.016

Reach-Weighted Time of Concentration Calculations

Version 2.00 released May 2017

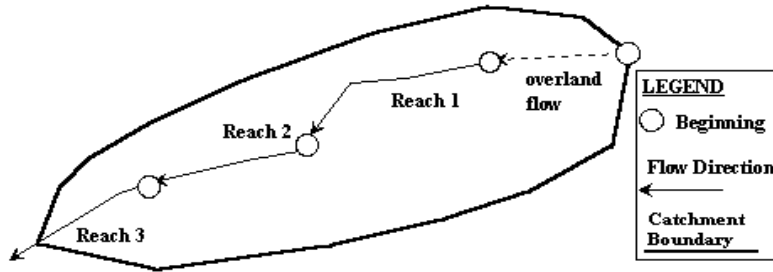
Designer: M. Keefe

Company: Keefe Civil

Date: 9/30/2021

Project: Equipment Share

Location: 15549 East Hwy 52, Ft Lupton, CO



Subcatchment Name	Percent Imperviousness (%)
Developed B1 & B2	52

OVERLAND FLOW

Reach ID	Overland Flow Length L_i (ft)	Overland Flow Slope S_i (ft/ft)	5-yr Runoff Coefficient, C_s	Overland Flow Time t_i (min)
B1	45.00	0.020	0.23	8.38
B2	80.00	0.045	0.39	6.98
Weighted Totals	125.00	0.036	Total t_i (min)	15.36

CHANNELIZED FLOW

Reach ID	Channelized Flow Length L_i (ft)	Channelized Flow Slope S_i (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Time t_i (min)
B1	290.00	0.010	15	3.22
B2	380.00	0.019	15	3.06
Weighted Totals	670.00	0.015	Total t_i (min)	6.29

Computed t_c (min)	21.65
Regional t_c (min)	22.74
Selected t_c (min)	21.65

Designer: M. Keefe
Company: Keefe Civil
Date: 9/30/2021
Project: Equipment Share
Location: 15549 East Hwy 52, Ft Lupton, CO

Version 2.00 released May 2017

$t_i = \frac{0.395(1.1 - C_s)\sqrt{L_i}}{S_i^{0.33}}$

$t_t = \frac{L_t}{60K\sqrt{S_t}} = \frac{L_t}{60V_t}$

Computed $t_c = t_i + t_t$

Regional $t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$

$t_{\text{minimum}} = 5 \text{ (urban)}$
 $t_{\text{minimum}} = 10 \text{ (non-urban)}$

Selected $t_c = \max\{t_{\text{minimum}}, \min(\text{Computed } t_c, \text{Regional } t_c)\}$

Select UDFCD location for NOAA Atlas 14 Rainfall Depths from the pulldown list OR enter your own depths obtained from the NOAA website (click this link)

1-hour rainfall depth, P1 (in) =

2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
1.00	1.42	1.68	2.35	2.71		

Rainfall Intensity Equation Coefficients =

a	b	c
28.50	10.00	0.786

$I(in/hr) = \frac{a * P_1}{(b + t_c)^c}$

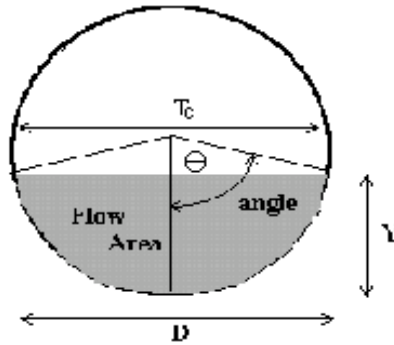
$Q(cfs) = CIA$

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time				Channelized (Travel) Flow Time							Time of Concentration			Rainfall Intensity, I (in/hr)							Peak Flow, Q (cfs)											
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L _i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S _i (ft/ft)	Overland Flow Time t _i (min)	Channelized Flow Length L _i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S _i (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V _i (ft/sec)	Channelized Flow Time t _i (min)	Computed t _c (min)	Regional t _c (min)	Selected t _c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr				
Historic A	12.87	A	13	0.06	0.06	0.07	0.09	0.14	0.21	0.34		350	5076	5069	0.020		27.85	800	5069	5054	0.019	10	1.37	9.74		37.58	32.79		32.79	1.49	2.11	2.50		3.50	4.03		1.13	1.73	2.27		6.12	10.96	
Historic B	4.20	A	47	0.31	0.33	0.34	0.38	0.43	0.48	0.56		160	5068	5062	0.038		11.39	170	5062	5059	0.018	10	1.33	2.13		13.52	19.38		13.52	2.38	3.38	4.00		5.60	6.45		3.14	4.67	5.79		10.02	12.91	
Historic C	2.93	A	47	0.31	0.33	0.34	0.38	0.43	0.48	0.56		130	5069	5065	0.031		10.96	460	5065	5057	0.017	15	1.98	3.88		14.84	21.74		14.84	2.28	3.24	3.83		5.36	6.18		2.10	3.12	3.87		6.70	8.63	
Developed A	13.20	A	35	0.21	0.23	0.24	0.27	0.32	0.38	0.48		400	5076	5065	0.028		22.61	730	5065	5054	0.015	10	1.23	9.91		32.53	27.18		27.18	1.66	2.36	2.79		3.91	4.50		4.70	7.03	8.83		16.70	22.75	
Developed B1	0.59	A	36	0.22	0.23	0.25	0.28	0.33	0.39	0.49		45			0.020		8.35	290	5070	5067	0.010	15	1.50	3.22		11.57	23.32		11.57	2.55	3.62	4.28		5.99	6.91		0.33	0.50	0.63		1.18	1.59	
Dev B1 & B2	5.56	A	52	0.36	0.37	0.39	0.42	0.47	0.52	0.59		125			0.036		9.61	235			0.016	15	1.90	2.06		11.67	19.06		11.67	2.54	3.61	4.27		5.97	6.88		5.06	7.50	9.25		15.57	19.71	
Developed C	1.22	A	22	0.12	0.12	0.14	0.16	0.21	0.28	0.40		155	5070	5066	0.026		16.03	300	5066	5060	0.020	10	1.41	3.54		19.57	25.19		19.57	1.99	2.83	3.34		4.68	5.39		0.28	0.43	0.55		1.21	1.85	

CIRCULAR CONDUIT FLOW (Normal & Critical Depth Computation)

Project: **Equipment Share**

Pipe ID: **Drive Entrance Culvert**



Design Information (Input)

Pipe Invert Slope	So =	0.0044	ft/ft
Pipe Manning's n-value	n =	0.0150	
Pipe Diameter	D =	15.00	inches
Design discharge	Q =	1.59	cfs

Full-flow Capacity (Calculated)

Full-flow area	Af =	1.23	sq ft
Full-flow wetted perimeter	Pf =	3.93	ft
Half Central Angle	Theta =	3.14	radians
Full-flow capacity	Qf =	3.72	cfs

Calculation of Normal Flow Condition

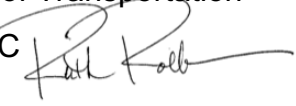
Half Central Angle ($0 < \theta < 3.14$)	Theta =	1.48	radians
Flow area	An =	0.55	sq ft
Top width	Tn =	1.25	ft
Wetted perimeter	Pn =	1.85	ft
Flow depth	Yn =	0.57	ft
Flow velocity	Vn =	2.91	fps
Discharge	Qn =	1.59	cfs
Percent Full Flow	Flow =	42.7%	of full flow
Normal Depth Froude Number	Fr _n =	0.78	subcritical

Calculation of Critical Flow Condition

Half Central Angle ($0 < \theta_c < 3.14$)	Theta-c =	1.37	radians
Critical flow area	Ac =	0.46	sq ft
Critical top width	Tc =	1.22	ft
Critical flow depth	Yc =	0.50	ft
Critical flow velocity	Vc =	3.47	fps
Critical Depth Froude Number	Fr _c =	1.00	

MEMORANDUM

To: Roy Vestal, City of Fort Lupton
Tim Bilobran, Colorado Department of Transportation

From: Ruth Rollins, PE, Rollins Consult LLC 

Date: August 30, 2021

Subject: Transportation Analysis Equipment Share – Fort Lupton

The following memorandum provides an analysis of the upgrades to the existing Equipment Share business located at 15549 E State Highway (SH) 52 in Fort Lupton, Colorado. The Equipment Share business rents construction related equipment.

SH 52 is classified as a Non-Rural Arterial (NRB) highway by CDOT. It is a two-lane east-west facility with a narrow paved shoulder. The speed limit is posted at 65 mph. This memo provides the following:

- Project Description
- Existing peak hour traffic volumes
- Trip Generation
- Need for Auxiliary Lanes
- Conclusion

PROJECT DESCRIPTION

The location of the Equipment Share business is shown on Figure 1. The proposed site plan is provided on Figure 2. The project includes: a wash bay, a fuel pad, a building to house scissor lifts, and renovations to the existing 2 story main office building. There is currently 277,500 square feet of equipment storage on the site. The proposed scissor lift building is 5,600 square feet. This new storage area represents a 2 percent increase in storage. The main office building will not increase in size.

Figure 1 – Project Location

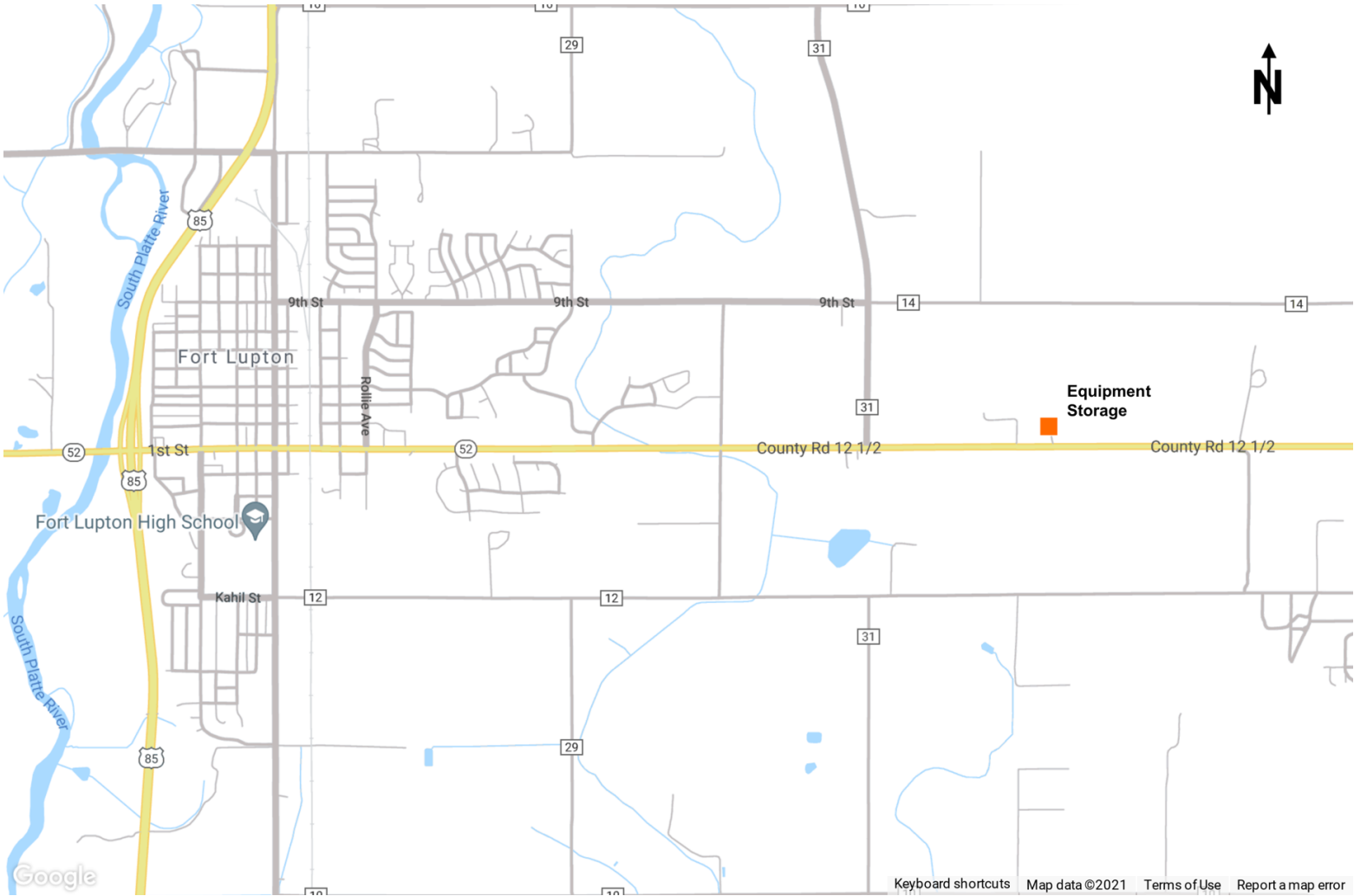
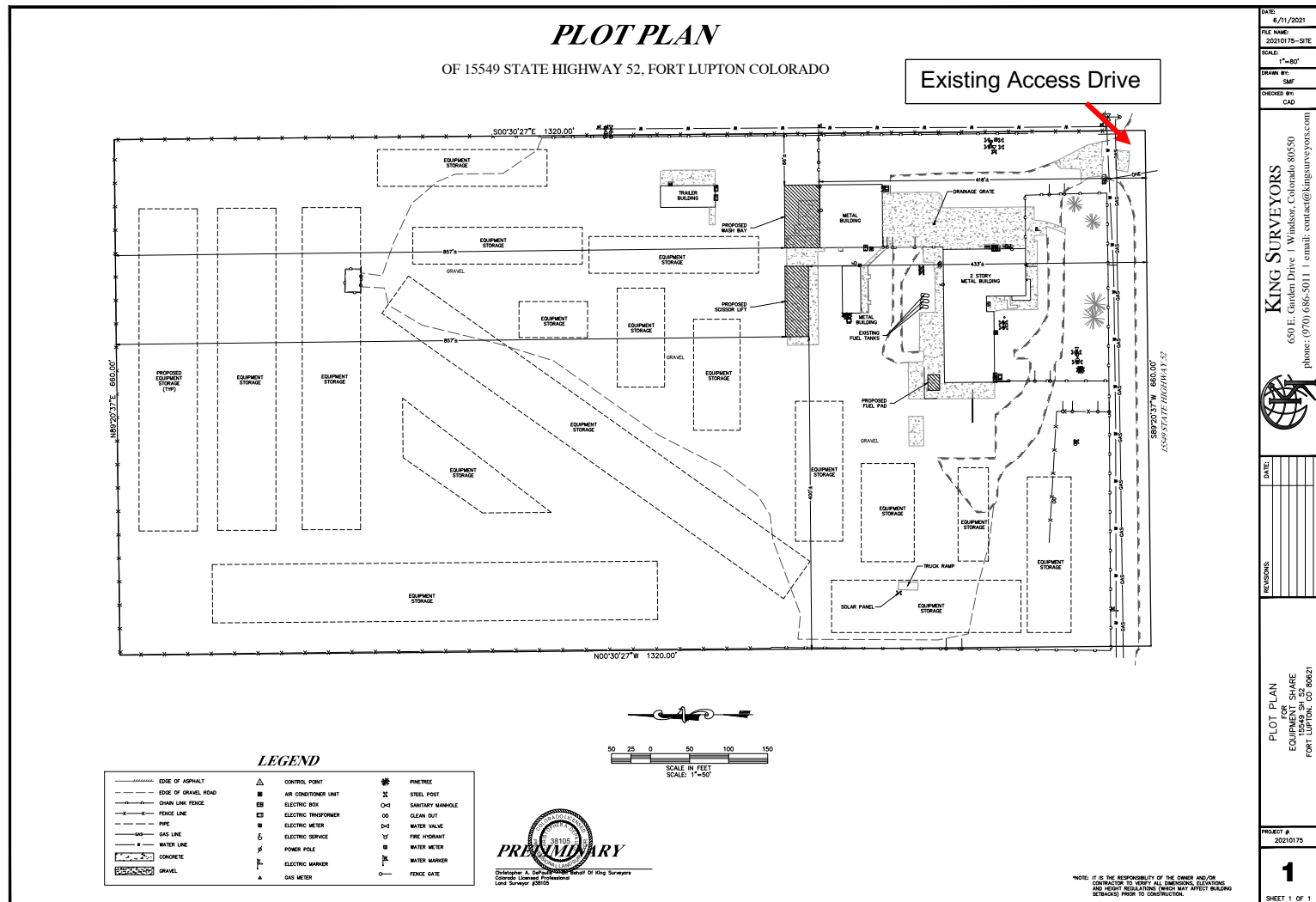


Figure 2 – Site Plan



EXISTING PEAK HOUR TRAFFIC

Peak hour traffic counts were conducted on Tuesday, August 24, 2021. The counts were performed in the morning from 7:00 to 9:00 AM and in the afternoon from 4:00 to 6:00 PM. The results of the counts are provided in Attachment A. During the morning peak hour, 3 vehicles were inbound and 2 outbound. During the afternoon peak hour 4 vehicles entered the site and 11 exited.

Due to the nature of the business, some of the vehicles were heavy vehicles, 50 percent during the morning and 18 percent during the afternoon peak hour.

TRIP GENERATION

The current trip generation of the site was determined based on the existing count data. This data was factored such that the heavy vehicles were converted to passenger car equivalents. Based on information from *TRB Circular 212*, 1980, the passenger car equivalent factor for a truck is 2.0. This factor was applied the existing driveway counts. The resulting trip generation is shown below in Table 1.

Table 1 - Existing Trip Generation

Land Use	Size	Units	AM			PM		
			IN	Out	Total	IN	Out	Total
Equipment Share	277.5	KSF	4	3	7	4	14	18

As shown in the table, with passenger car equivalents accounted for, the existing Equipment Share business generates 7 morning and 18 afternoon peak hour trips. The proposed increase in storage space of 5,600 square feet would have a negligible impact (less than one trip) on these peak hour trips.

AUXILIARY LANES

The access driveway counts (factored to account for passenger car equivalents) were compared to the requirements for auxiliary lanes for a NRB facility. The *State Highway Access Code*, March 2002, provides the following criteria for auxiliary lanes:

(a) A left turn lane with storage length plus taper is required for any access with a projected peak hour left ingress turning volume greater than 25 vph. If the posted speed is greater than 40 mph, a deceleration lane and taper is required for any access with a projected peak hour left ingress turning volume greater than 10 vph. The taper length will be included within the deceleration length.

(b) A right turn lane with storage length plus taper is required for any access with a projected peak hour right ingress turning volume greater than 50 vph. If the posted speed is greater than 40

mph, a right turn deceleration lane and taper is required for any access with a projected peak hour right ingress turning volume greater than 25 vph. The taper length will be included within the deceleration length.

(c) The issuing authority or Department may require an auxiliary lane when it is specifically identified and documented that the lane is necessary to prevent or correct an operational or safety condition or as determined by subsection 3.5.

(d) An acceleration lane is generally not required except as may be determined by subsection 3.5.

The peak hour traffic volumes at the access drive do not satisfy the volume criteria for auxiliary lanes.

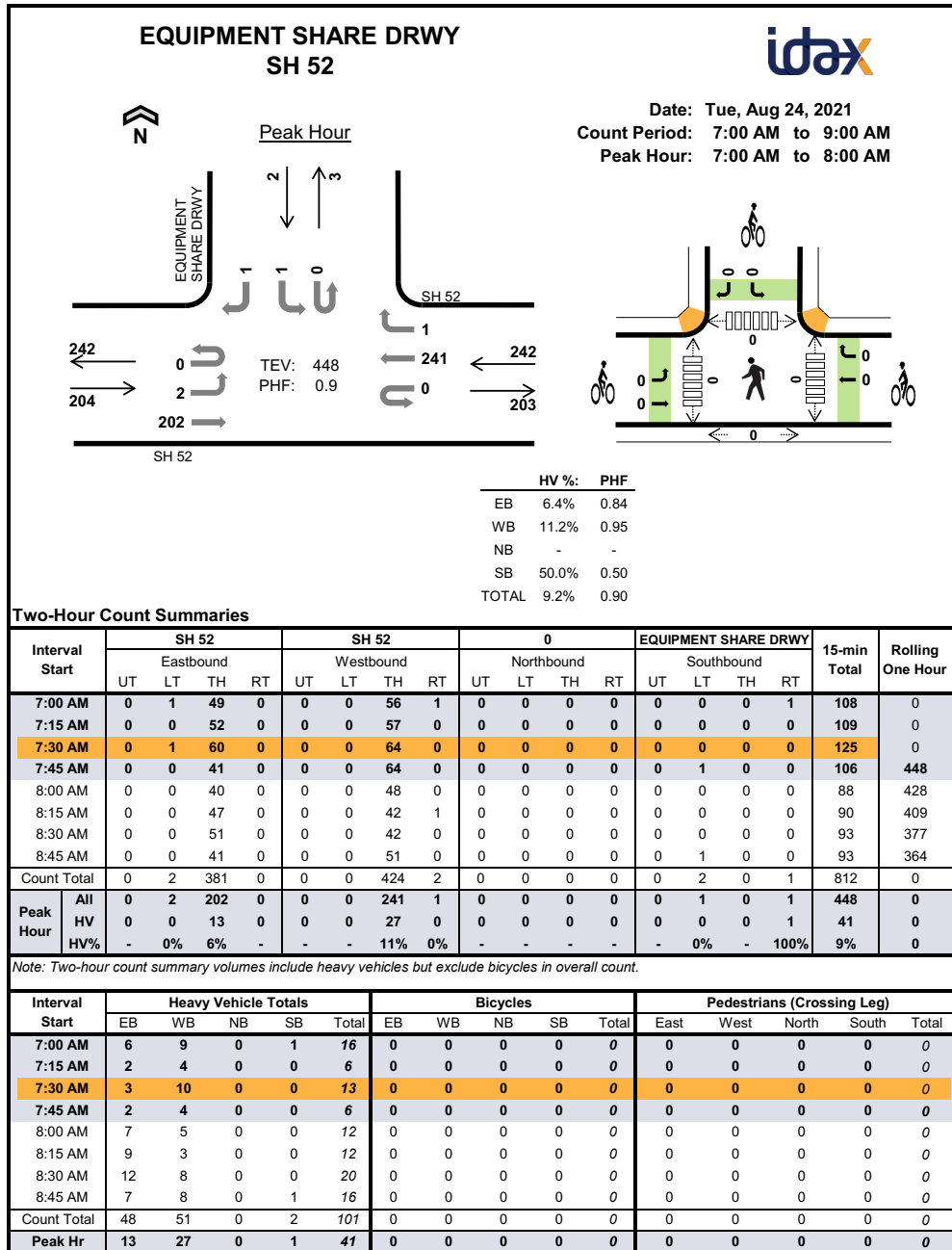
CONCLUSIONS

The proposed improvements to the existing Equipment Share business will result in a negligible increase in peak hour traffic at their current driveway. No auxiliary lanes are anticipated to be necessary. Traffic is projected to increase by an insignificant amount which is less than the 20 percent threshold for a new state highway access permit. A permit is not anticipated to be necessary.

Roy and Tim, if you have any additional questions, please feel free to contact me.

Appendix A – Peak Hour Traffic Counts

www.idaxdata.com



Project Manager: (415) 310-6469

project.manager.ca@idaxdata.com

Magaly Morales-Tejada

From: Jose Gonzalez
Sent: Tuesday, November 9, 2021 1:23 PM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: RE: Referral Response Request: Equipment Share Site Plan & Special Use Permit LUP2021-0030

After reding the project description, Building has the following comments:

Building permits are required for both, Fuel Island and Wash Bay, and must comply with adopted codes at the time of submittal.

Thank you

Jose Gonzalez

Building Official

970-217-3871

www.procodeinc.net



Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Magaly Morales-Tejada
Sent: Monday, November 8, 2021 3:31 PM
Cc: Maria Lancto; Todd Hodges ; Alyssa Knutson
Subject: Referral Response Request: Equipment Share Site Plan & Special Use Permit LUP2021-0030

Good Afternoon

The documentation located at the following link is submitted to you for review and recommendation for a site plan and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/633>.

Any comments you consider relevant to this request would be appreciated. Please reply by **November 29, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, December 9, 2021 at 6:00 PM; and
- City Council: Tuesday, December 21, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



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Please be cautious

This email was sent outside of your organization



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

Office: (303)857-4603 • Fax: (303)857-6619 • Website: www.fortluptonfire.org

Date: 12/1/2021

Project name: Equipment Share Site Plan & Special Use Permit

Project address: 15549 Hwy 52, Fort Lupton, CO

FLFPD Project # R2021-0038

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the submitted referral for **Equipment Share** located at **15549 Hwy 52.**, Fort Lupton, CO. The submittal was reviewed for compliance with *2012 International Fire Code (IFC)* and National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, the City Council of Fort Lupton and the Weld County Commissioners. The following requirements shall be met prior to construction.

(The Fort Lupton Fire Protection District is currently in the process to adopt the 2018 International Code set. Estimated effective date is January 14, 2022)

Specific Requirements

1. Any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the fire code official and obtain the required permit. *2012 IFC, 105.1.1*
 - a. *The Above Ground Fuel Tank project still has items that need to be addressed and turned in.*
 - b. *Construction of new buildings and/or remodel of existing buildings requires plan submittals for review.*
2. Application for a permit required by this code shall be made to the fire code official in such form and detail as prescribed by the fire code official. Applications for permits shall be accompanied by such plans as prescribed by the fire code official. *2012 IFC, 105.2*
 - a. *Directions for submitting for plan reviews, Fee Schedule, and Plan Review Application can be found at <https://fortluptonfire.org/contractors/>*

Magaly Morales-Tejada

From: Jake Freier
Sent: Friday, November 19, 2021 4:04 PM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Equipment Share Site Plan & Special Use Permit LUP2021-0030

I'm fine with this application.

Thanks,
Jake



From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, November 8, 2021 3:31 PM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request: Equipment Share Site Plan & Special Use Permit LUP2021-0030

Good Afternoon

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- City Council: Tuesday, December 21, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant
130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111

Maria Lancto

From: Lauren Light <llight@weldgov.com>
Sent: Wednesday, November 10, 2021 3:22 PM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: RE: Referral Response Request: Equipment Share Site Plan & Special Use Permit LUP2021-0030
Attachments: USR15-0075 Gerrad shop maintenance wash bay fuel station.docx
Follow Up Flag: Follow up
Flag Status: Flagged

I have attached a document for a similar operation in the County. Let me know if you have any questions.

Lauren Light, M.B.S.
Program Manager/Environmental Planner, Environmental Health Services
Weld County Department of Public Health & Environment
1555 N. 17th Ave.
Greeley, CO 80631
llight@weldgov.com
970-400-2211 (office)



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From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, November 8, 2021 3:31 PM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request: Equipment Share Site Plan & Special Use Permit LUP2021-0030

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon

The documentation located at the following link is submitted to you for review and recommendation for a site plan and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/633>.

Any comments you consider relevant to this request would be appreciated. Please reply by **November 29, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, December 9, 2021 at 6:00 PM; and
- City Council: Tuesday, December 21, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.

Fort Lupton, CO 80621

Direct: 720-466-6111



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MEMORANDUM

TO: Diana Aungst, Planning Services
FROM: Lauren Light, Environmental Health
SUBJECT: USR15-0075
DATE: December 17, 2015

Environmental Health Services has reviewed this proposal for a Site Specific Development Plan and Use by Special Review Permit for any use permitted as a use by right, an accessory use, or a use by special review in the commercial or industrial zone districts (construction business with an office, maintenance shop, warehouse, outdoor wash bay, fueling station and outdoor storage) in the A (Agricultural) Zone District).

The application indicates there are approximately 150 employees but only about 50 use the site on a regular basis. A portable toilet and bottled water can be used for employees who are on site for 2 consecutive hours or less. A septic system will be installed for office use and Left Hand Water District will supply water. There will be a wash bay, maintenance shop and fuel storage.

We recommend that the following requirements be incorporated into the permit as development standards:

1. All liquid and solid wastes (as defined in the Solid Wastes Disposal Sites and Facilities Act, 30-20-100.5, C.R.S.) shall be stored and removed for final disposal in a manner that protects against surface and groundwater contamination.
2. No permanent disposal of wastes shall be permitted at this site. This is not meant to include those wastes specifically excluded from the definition of a solid waste in the Solid Wastes Disposal Sites and Facilities Act, 30-20-100.5, C.R.S.
3. Waste materials shall be handled, stored, and disposed in a manner that controls fugitive dust, fugitive particulate emissions, blowing debris, and other potential nuisance conditions. The applicant shall operate in accordance with Chapter 14, Article 1 of the Weld County Code.
4. Fugitive dust should attempt to be confined on the property. Uses on the property should comply with the Colorado Air Quality Commission's air quality regulations.

5. The facility shall adhere to the maximum permissible noise levels allowed in the Residential Zone as delineated in 25-12-103 C.R.S.
6. Adequate drinking, hand washing and toilet facilities shall be provided for employees, at all times. For employees on site for less than 2 consecutive hours a day portable toilets and bottled water are acceptable. Records of maintenance and proper disposal for portable toilets shall be retained on a quarterly basis and available for review by the Weld County Department of Public Health and Environment. Portable toilets shall be serviced by a cleaner licensed in Weld County and shall contain hand sanitizers.
7. Sewage disposal for the facility shall be by septic system. Any septic system located on the property must comply with all provisions of the Weld County Code, pertaining to On-site Wastewater Treatment Systems. A permanent, adequate water supply shall be provided for drinking and sanitary purposes.
8. Process wastewater (such as floor drain wastes) shall be captured in a watertight vault and hauled off for proper disposal. Records of installation, maintenance, and proper disposal shall be retained.
9. Any vehicle or equipment washing areas shall capture all effluent and prevent discharges in accordance with the Rules and Regulations of the Water Quality Control Commission, and the Environmental Protection Agency.
10. All potentially hazardous chemicals must be handled in a safe manner in accordance with product labeling. All chemicals must be stored secure, on an impervious surface, and in accordance with manufacturer's recommendations.
11. The facility shall comply with all provisions of the State Underground and Above Ground Storage Tank Regulations.
12. The operation shall comply with all applicable rules and regulations of State and Federal agencies and the Weld County Code.



Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Todd Hodges
Alyssa Knutson
CC: Megan Keefe (Keefe Civil)
From: Roy Vestal
Date: November 30, 2021
Subject: Equipment Share Site Plan & Special Use Permit LUP2021-0030
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat submittal. Be advised, review of construction drawings is for general compliance with city standards. There may be additional concerns as this design develops.

1. Utilities

Existing water service = 1 ½ "(Account 66-03000-02)

Any additional services to new buildings will require separate taps.

¾" service Com Plant investment fee = \$7,533.00

CBT water shares = 1.3 = \$78,000

a. Water - Chapter 3

- i. City water system is located in Hwy 52 currently extended into this site.
- ii. Proposed well use for wash bay and irrigation is acceptable.
- iii. Transfer of the well to the City is not required.

b. Sanitary Sewer - Chapter 4

- i. The City's sanitary sewer main has not been extended to this area at this time.
- ii. Future extensions to the City system to serve this property are contingent with meeting the requirements of Municipal Code Chapter 13, Article I. Infrastructure needed to serve the property is required to be constructed by the property owner.

2. Site Plan

- a. Any proposed or future gate along Highway 52 must be located far enough away from the roadway to allow room for the largest truck to park out of the street to open gate.

3. Drainage

- a. Phase 1 Drainage Study is acceptable as submitted. The Final Drainage Study needs to include detention volume and release rate calculations.
- b. Verification of existing volume and required improvements will be required.

4. Landscape / Grading - Chapter 2 Design Standards

- a. A SWMP and Stormwater Discharge permit must be acquired from CDPH&E. Please submit proof of prior to receiving construction permits. Please provide copy of permit from CDPH&E.

5. Traffic Control - Chapter 8

- a. The Traffic Memo as submitted is acceptable.
- b. Be advised, this access point on Highway 52 is designated as 23.07-N in the soon to be approved PEL/ACP being done by CDOT. This access point is noted as an existing full movement access to be removed. The access to the west of this property, located near the southwest corner of the property, is designated as 22.96-N as no action - existing full movement. Future highway improvements will preclude use of the existing access. A joint access from the west side is encouraged with the adjacent property owner.

Final approval of drawings does not infer the drawings are error free. The City shall have full authority to review and approve all submittals and construction for compliance with these DESIGN STANDARDS and CONSTRUCTION SPECIFICATIONS. An approval or acceptance by the City does not relieve the owner, engineer, designer, or contractor from responsibility for ensuring that the calculations, plans, specifications, construction, and record drawings are in compliance with these DESIGN STANDARDS. Any approval or acceptance by the City shall not result in any liability to the City or its employees for any claim, suit, loss, damage, or injury resulting from the use or implementation of the approved documents. Nothing in these DESIGN STANDARDS shall be construed to circumvent any sections of the City of Fort Lupton Code or sub codes, pertaining to responsibility for reports, studies, designs, and construction.



Your Touchstone Energy® Cooperative 

November 18, 2021

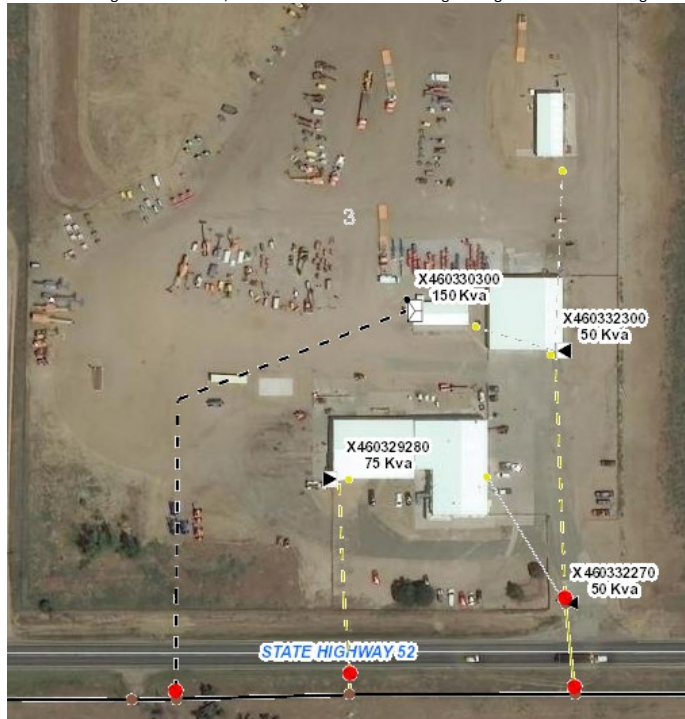
Fort Lupton Planning Department
130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortlupton.org

Re: Equipment Share Site Plan & Special Use Permit

Dear Magaly Morales-Tejada:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Equipment Share Site Plan & Special Use Permit. After review of the information, we have the following comments:

- We have existing lines in the area, so we need to make sure nothing is being built over the existing underground lines:



- Easements utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks. Although the roadways/tracts on the plat are dedicated to utilities, we have above ground equipment that cannot be placed within these areas. In addition, sidewalks take away from the use of the easement & reduces the area, limiting where our equipment can be placed.

Please have the property owner/developer/contractor submit an application for new electric service, any modification to existing facilities including relocation and/or removal along with CAD data via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate instrument. Obtaining easements via a separate instrument can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Amber Mendoza

Amber Mendoza, RWA
ROW Agent
720.249.9315 | platreferral@unitedpower.com

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 23rd day of November 2021, a true and correct copy of the foregoing Notice of Public Hearings and Map for the Equipment Share Site Plan and Special Use Permit was sent via U.S. Mail, postage pre-paid, to the following addresses:

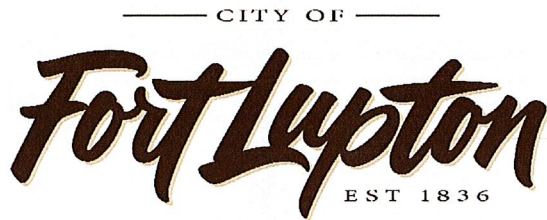
BURKHARDT FAMILY TRUST
15047 HIGHWAY 52
FORT LUPTON, CO 80621

CHRISTINE D METZGER
4395 DOVER ST
WHEAT RIDGE, CO 80033

HIGHWAY 52 PARTNERSHIP
1540 MAIN ST
STE 218/303
WINDSOR, CO 80550



City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a site plan and special use permit known as the Equipmentsshare.com, Inc. Fort Lupton CO Site Plan and Special Use Permit located at 15549 Highway 52 in Fort Lupton, Colorado in the 'I-1' Light Industrial Zone District pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearing is to be held before the Planning Commission on Thursday, December 9, 2021, at 6:00 P.M., and before the City Council on Tuesday, December 21, 2021, at 7:00 P.M. or as soon as possible thereafter.

The public hearing shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that there are City Hall closures due to COVID-19 at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov

ALL INTERESTED PERSONS MAY ATTEND.

**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT
BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: EQUIPMENT
SHARE SITE PLAN & SPECIAL USE PERMIT**

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE NE ¼ OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION 3; THENCE NORTH 00 DEGREES 08 MINUTES 53 SECONDS EAST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID NE ¼, A DISTANCE OF 1320.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NE ¼ OF SECTION 3, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 53 SECONDS WEST PARALLEL WITH SAID WEST LINE A DISTANCE OF 1320 FEET TO SAID SOUTH LINE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Equipment Share Site Plan & Special Use Permit

Project No. LUP2021-0030 / Plan Nos. SPR2021-0010 & SUP2021-0006



Facing HWY 52

I, Ashley Wolfe hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 11 day of November, 2021.

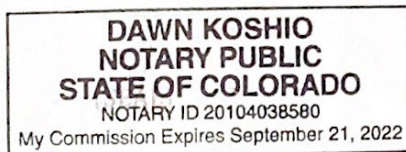
Ashley Wolfe
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Ashley Wolfe, this 12th day of November, 2021. Witness my hand and seal.

My commission expires 09/21/2022.

Dawn Lea Koshio

Notary Public



Public Notice

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LEGAL DESCRIPTION

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Legal Notice No. FLP469

First Publication: November 24, 2021

Last Publication: November 24, 2021

Publisher: Fort Lupton Press

CITY OF FORT LUPTON CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-209

APPROVE A RESOLUTION FOR THE FLATS AT LUPTON VILLAGE PUD SKETCH PLAT SUBMITTED BY BAESSLER DEVELOPMENT, LLC TO CREATE A SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION WITH FUTURE COMMERCIAL AREA

- I. **Agenda Date:** Council Meeting – December 21, 2021
- II. **Attachments:**
- a. Proposed Resolution
 - b. Planning Commission Resolution
 - c. Planning Commission Meeting Minutes
 - d. Staff Report
 - e. Land Use Application
 - f. Project Description
 - g. Sketch Plat
 - h. Referral Responses
 - i. Legal Notifications

III. **Summary Statement:**

The Applicant, Baessler Development, LLC, has submitted a request for a sketch plat on a property that is approximately 12.17 acres. The property is located at the northeast corner of the intersection of S. Denver Avenue and County Road 12. The proposal is for a single family attached residential subdivision with approximately 125 town home units. A commercial area will be reserved in the southern portion of the site. The zoning is currently C-1 General Commercial, and a change of zone will be considered at the preliminary plat phase.

IV. **Submitted by:** _____
Planner

V. **Finance Reviewed** _____
Finance Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____
City Clerk _____ Date _____

IX. Detail of Issue/Request:

The Applicant, Baessler Development, LLC, has submitted a request for a sketch plat on a property that is approximately 12.17 acres. The property is located at the northeast corner of the intersection of S. Denver Avenue and County Road 12. The proposal is for a single family attached residential subdivision with approximately 125 town home units. A commercial area will be reserved in the southern portion of the site. The zoning is currently C-1 General Commercial, and a change of zone will be considered at the preliminary plat phase.

A change of zone and comprehensive plan amendment will be considered as part of the application for the preliminary plat. Staff does see single family attached housing as a viable transition between Lupton Village to the east and the school to the west.

This sketch PUD plat is meant to be conceptual, and full details and engineering will be developed during the next phase, which is the preliminary and final PUD plat phase. More information on the intent of the sketch phase is detailed in the Legal/Political Considerations under Section X below.

Additional information on this application is included in the enclosed packet materials included with this Action Memorandum.

X. Legal/Political Considerations:

Pursuant to the Fort Lupton Municipal Code Section 16-45, a sketch PUD plan (or plat) is an initial review of a proposed Planned Unit Development and is processed per Section 17-21 of the Code. The sketch PUD plan phase is required prior to submitting a preliminary PUD plan and final PUD plan. The sketch PUD plan should generally define the layout of streets, lots and location of any public uses, such as schools and parks, and proposed zoning classifications.

All notification requirements were met, including mailing notice to property owners within 500 feet of the site.

The intent of the sketch PUD plan is to provide a general concept that describes the applicants' development vision and plan for a proposed PUD. The sketch PUD plan gives the City an opportunity to describe the community's vision to the applicant, provides basic information to the City that will affect the planning and design of the site, and gives the applicant an opportunity to hear comments and concerns from the public prior to proceeding with detailed project design. A sketch PUD plan is not intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

XI. Alternatives/Options:

The City Council has the following three options for the request:

- a) Approve the sketch PUD plat;*
- b) Conditionally approve the sketch PUD plat;*
- c) Remand the sketch PUD plat to Planning Commission; or*
- d) Deny the sketch PUD plat.*

XII. Financial Considerations:

The Applicant has paid all applicable land use application fees and are covering ongoing review expenses.

XIII. Staff Recommendation:

Staff recommends conditional approval of The Flats at Lupton Village PUD Sketch Plat.

RESOLUTION NO. 2021R???

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE FLATS AT LUPTON VILLAGE PUD SKETCH PLAT SUBMITTED BY BAESSLER DEVELOPMENT, LLC TO CREATE A SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION WITH FUTURE COMMERCIAL AREA LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on December 9, 2021, for the purpose of reviewing The Flats at Lupton Village PUD Sketch Plat submitted by Baessler Development, LLC; and

WHEREAS, the Sketch PUD Plat proposes to develop the property consisting of 125 single family attached town home units and future commercial area; and

WHEREAS, after review of the application for a Sketch PUD Plat, and consideration of staff comments, applicant's presentation, and any public input, Planning Commission recommended approval of The Flats at Lupton Village PUD Sketch Plat; and

WHEREAS, all legal requirements for the public hearing have been met, including mailing of public hearing notices to adjacent property owners within 500 feet; and

WHEREAS, the City Council held a public hearing to consider and review the request for a Sketch PUD Plat on December 21, 2021; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, all referral comments and any citizen input in response to this application. Based upon review of the applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Subdivision and Zoning Regulations, an analysis of referral comments and facts presented on this date, the City Council hereby recommends approval of The Flats at Lupton Village PUD Sketch Plat located in Part of the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado with the following conditions:

I. Prior to submittal of a PUD Preliminary Plat:

A. The title of the PUD Sketch Plat map shall be updated to include the Project No. LUP2021-0029 & Plan No. SPL2021-0001.

B. Any redline comments provided by City staff shall be made to the PUD sketch plat.

- C. Applicant shall submit a pre-application meeting request and meet with City staff to determine requirements of the next submittal.

II. As a part of the PUD Preliminary Plat submittal:

- A. Applicant shall adequately address the referral comments from Public Service Company of Colorado dba Xcel Energy.
- B. Applicant shall adequately address the referral comments from the Fort Lupton Fire Protection District.
- C. Applicant shall adequately address the referral comments from United Power.
- D. Applicant shall address the Fort Lupton Parks and Trails Plan, specifically the Fort Lupton Trail along County Road 12 and sidewalks on S. Denver Avenue.
- E. Applicant shall provide description of any deviations from residential design standards and regular zone district requirements, including setbacks, lot sizes & dimensions, height, lot coverage, parking, landscaping, fencing, etc.
- F. Applicant shall provide a landscape plan detailing plant species and costs. Any proposed signage should be included in the landscaping plan.
- G. Applicant shall address the visual quality of the side units along S. Denver Avenue through landscaping and architecture.
- H. Applicant shall provide side elevations of each building type.
- I. Applicant shall indicate that they are meeting open space requirements.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 21st DAY OF DECEMBER 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Peña,
City Clerk

Approved as to form:

Andy Ausmus, City Attorney

RESOLUTION NO. P2021-027

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE FLATS AT LUPTON VILLAGE PUD SKETCH PLAT TO CREATE A SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION WITH COMMERCIAL LOT LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public meeting on December 9, 2021, for the purpose of reviewing the Flats at Lupton Village PUD Sketch Plat; and

WHEREAS, the PUD Sketch Plat proposes to subdivide a property for a single family attached residential subdivision consisting of 125 dwelling units and to include a commercial component; and

WHEREAS, after review of the application for a PUD Sketch Plat, and consideration of staff comments, applicant's presentation, and any public input, the Planning Commission finds the request for the Flats at Lupton Village PUD Sketch Plat conforms with City codes, and requirements and policies therein; and

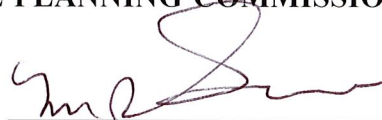
WHEREAS, all legal requirements for the public hearing have been met, including mailing of public hearing notices to adjacent property owners within 500 feet; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission has considered the application and has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the Flats at Lupton Village PUD Sketch Plat located in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado with the following conditions:

- I. Prior to submittal of a PUD Preliminary Plat:
 - A. The title of the PUD Sketch Plat map shall be updated to include the Project No. LUP2021-0029 & Plan No. SPL2021-0001.
 - B. Any redline comments provided by City staff shall be made to the PUD sketch plat.
 - C. Applicant shall submit a pre-application meeting request and meet with City staff to determine requirements of the next submittal.
- II. As a part of the PUD Preliminary Plat submittal:

- A. Applicant shall adequately address the referral comments from Public Service Company of Colorado dba Xcel Energy.
- B. Applicant shall adequately address the referral comments from the Fort Lupton Fire Protection District.
- C. Applicant shall adequately address the referral comments from United Power.
- D. Applicant shall address the Fort Lupton Parks and Trails Plan, specifically the Fort Lupton Trail along County Road 12 and sidewalks on S. Denver Avenue.
- E. Applicant shall provide description of any deviations from residential design standards and regular zone district requirements, including setbacks, lot sizes & dimensions, height, lot coverage, parking, landscaping, fencing, etc.
- F. Applicant shall provide a landscape plan detailing plant species and costs. Any proposed signage should be included in the landscaping plan.
- G. Applicant shall address the visual quality of the side units along S. Denver Avenue through landscaping and architecture.
- H. Applicant shall provide side elevations of each building type.
- I. Applicant shall indicate that they are meeting open space requirements.

DONE THIS 9th DAY OF DECEMBER, 2021 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.



Chairman

ATTEST:



Planning Director

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 9, 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, December 9, 2021.

Chair Mike Simone called the meeting to order at 6:05 p.m.

ROLL CALL

Board Members Present: Chair Mike Simone and Kathy Kvasnicka. Members Thomas Meyers and Bush White participated remotely via GoToMeeting.

City Staff Present: Planning Director Todd Hodges, Planner Maria Lancto and Administrative Assistant Magaly Morales-Tejada.

Chair Simone gave the following advisement:

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

The intent and purpose of the virtual appearance option 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.

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

Kathy Kvasnicka moved to approve the agenda and Thomas Meyers seconded.

CONSENT AGENDA

Kathy Kvasnicka moved to approve the consent agenda and Bush White seconded.

PUBLIC COMMENT

There was no public comment.

ACTION ITEMS

P2021-026 Equipmentsshare.com, Inc. Fort Lupton, CO Site Plan and Special Use Permit

Planner Maria Lancto presented this item. She stated that this site is located approximately 0.50 miles east of County Road 31 and north and adjacent to Highway 52. The applicants have submitted a request for a site plan to operate an equipment rental company, with operations to include renting, delivering and servicing of rental equipment. There are three phases planned. Phase one includes occupation of the existing buildings and addition of an above ground fuel island and wash bay. The above ground fuel island requires a special use permit. Phase two will include upgrades to some of the site surface treatments. Phase three will include the addition of an

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 9, 2021**

equipment storage building and interior work on one of the existing buildings. All notification requirements have been met.

Chair Simone asked applicant, Ashley Wolfe, if she understood that some members of the Planning Commission are appearing tonight via virtual connection and are not appearing in-person, if she consented to said members voting on her submittal, even though said members are not present in person, if she understood that she has the right to continue this public hearing to such a date to allow a full in-person public hearing, if she has agreed to voluntarily waive that right on behalf of the applicant or themselves by proceeding tonight electronically and if she voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Ms. Wolfe stated yes to all questions.

Ms. Wolfe stated that she had no additional presentation as Ms. Lancto covered the project very well. She did however have some clarifying questions about the conditions of approval, specifically Public Works comments. She asked for clarification on comments pertaining to Sanitary Sewer – Chapter 4 and Traffic Control – Chapter 8.

Public Works director, Roy Vestal, clarified that these comments were meant to give the applicants a heads up that these comments will apply eventually to their property, however nothing needs to be changed at this point.

Ms. Wolfe asked for clarification on the condition of approval pertaining to the privacy fence requirements.

Planner Lancto stated that the site plan shows a privacy fence and staff just needs details on the material and height of the fence.

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

Ms. Wolfe stated yes.

Chair Simone opened up the public comment portion. Hearing none, public comment was closed.

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

Member Meyers asked if there was a way to verify that hazardous chemicals would be properly stored per condition number 9 on the resolution.

Ms. Wolfe stated that no hazardous chemicals would be on site, however other chemicals are stored under the standards of SDS. The Colorado Health Department did conduct an inspection and no hazardous chemicals were identified.

Chair Simone asked if hazardous chemicals were to be on site, if there is a governing agency responsible for overseeing the proper storage of them

Ms. Wolfe stated yes.

Director Hodges clarified that these conditions of approval are directly from the Colorado Health Department and are meant to be a "Catch-all" for developments such as this one.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 9, 2021**

With no further questions, Member Kvasnicka made a motion to approve P2021-0026. It was seconded by Member Meyers. Motion passed unanimously.

P2021-027 The Flats at Lupton Village Sketch Plat

Planner Lancto presented this item. She stated that this site is located north and adjacent to County Road 12 and between Denver Ave and the railroad tracks. The applicants are proposing 125 attached single family residential town home units as well as a commercial area in the southern portion of the site. An amenity area is also proposed as well as a trail connection to the Fort Lupton Trail. The property is currently zoned C-1 general commercial, if this sketch plat is approved the applicants would come back with a preliminary plat and a change of zone would be proposed at that time, likely to PUD. All notification requirements have been met.

Chair Simone asked applicant, Andrew Gerk, if he understood that some members of the Planning Commission are appearing tonight via virtual connection and are not appearing in-person, if he consented to said members voting on her submittal, even though said members are not present in person, if he understood that he has the right to continue this public hearing to such a date to allow a full in-person public hearing, if he has agreed to voluntarily waive that right on behalf of the applicant or themselves by proceeding tonight electronically and if he voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Mr. Gerk stated yes to all questions.

Mr. Gerk provided a brief presentation. He stated that this property is located on the southwest corner of County Road 12 and Denver Ave, just west of the existing Lupton Village community. They are proposing 125 single-family units constructed as 5-plex buildings with a 2 car garage in each unit. There is an existing Metro District in Lupton Village which would apply to this development and would help achieve consistency throughout the developments. The 2 acres on the south end of the property are expected to be a commercial businesses. There are 5 different building designs proposed throughout the development. If this sketch plat is approved, further details will be discussed with planning and public works staff.

Chair Simone asked Mr. Gerk if he felt that he had a full and fair opportunity to present all application materials to the commission tonight.

Mr. Gerk Stated yes.

Chair Simone opened up the public comment portion. Hearing none, public comment was closed.

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

Member Meyers asked for clarification on the access points.

Mr. Gerk stated that there are currently two access points proposed and they will be modified based on comments from public works and the fire department as the project progresses.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 9, 2021**

Member White expressed concerns with the amount of parking as he feels that there is not sufficient parking proposed for the amount of the units. He also expressed concerns with the access on the North end of the development and the number of units proposed.

Chair Simone asked for clarification on the amount of parking spaces proposed.

Mr. Gerk stated that he does not have the exact number of parking spaces, however there are 2 garage spaces in each unit and the amount of spaces proposed is actually more than the city requires.

Director Hodges stated that staff actually feels that the amount of parking proposed is a bit excessive.

Member White stated that the garage spaces may not provide enough space for 2 full sized vehicles as is the case in the homes near the high school. He suggested that they look at reducing the number of units by one or two buildings. He also expressed concern over the north entrance as there are garages there and that may be an issue as people back out of their garage onto the entrance.

Mr. Gerk stated that this sketch plan is still very open-ended and he does believe that they will be looking at reducing the number of units. He will take these comments back to their team for consideration as they work on the preliminary plat.

Chair Simone asked if there would be any sound mitigation from the railroad tracks.

Mr. Gerk stated that there is not currently any sound mitigation, but they will look at it.

With no further comments, Member Kvasnicka moved to approve P2021-0027. It was seconded by Member White. Motion passed unanimously.

Continuance of the SB Weakland Investments Amended Site Plan

Staff provided the board with a memo prior to tonight's hearing requesting a continuance of the SB Weakland Investments Amended Site Plan to January 13, 2021.

Chair Simone opened the public comment portion, hearing none he closed public comment.

Member Kvasnicka motioned to approve a continuance to January 13, 2021. It was seconded by Member White. 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.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 9, 2021**

FUTURE BUSINESS

The next meeting of the Planning Commission will be on January 6, 2021 at 6:00pm

ADJOURNMENT

Chair Simone adjourned the meeting at 6:47 PM.

Submitted by

Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission

Mike Simone, Chair

DRAFT

**THE FLATS AT LUPTON VILLAGE PUD SKETCH PLAT
PROJECT NO. LUP2021-0029/ PLAN NO. SPL2021-0001**

PROJECT DESCRIPTION

Project No.: LUP2021-0029/ Plan No. SPL2021-0001

Project name: The Flats and Lupton Village PUD Sketch Plat*

Owner's Name: Fort Lupton Commercial, General Partnership, LLP

Applicant's Name: Baessler Development, LLC ("Applicant")

Location of Request:

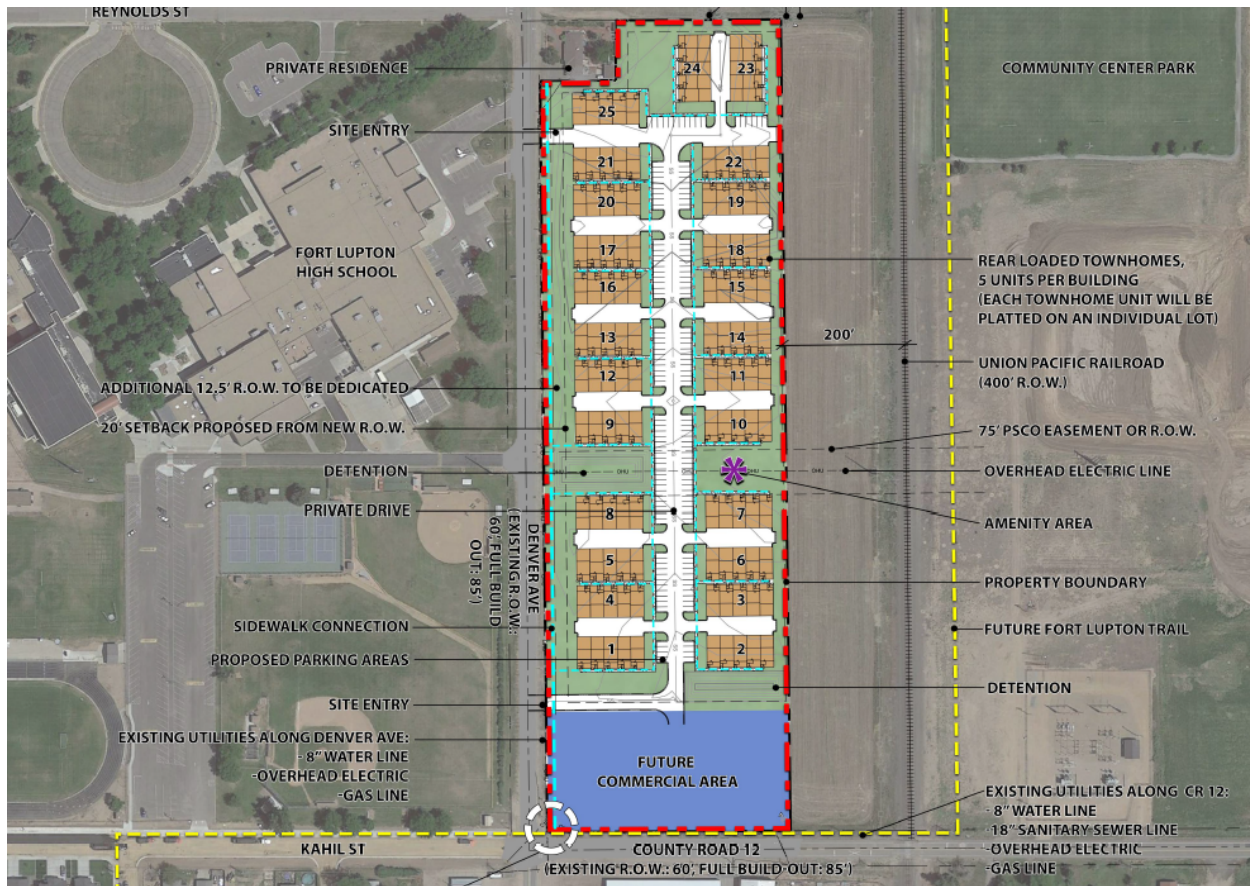
The site consists of a parcel of land at the northeast corner of the intersection of S. Denver Avenue and County Road 12 (the "Property"). The Property is located in Part of the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a request for a PUD sketch plan which will include 125 attached single family residential town home units as well as a commercial area in southern portion of the site. An amenity area is also proposed as well as a trail connection to the Fort Lupton Trail.

*The term sketch plan and sketch plat are used interchangeably throughout this staff report.



Site Size: 12.17 acres, more or less.

Zone District: Currently zoned C-1 General Commercial. The applicants will be requesting a change of zone to the PUD zone district with a Preliminary Plat submittal.

Proposed Use: 125 town homes units and a future commercial area.

Existing Use: Vacant/agricultural.

Hearing Dates: Planning Commission – December 9, 2021 at 6:00 PM; and
City Council – December 21, 2021, 2020 at 7:00 PM.

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

Staff Recommendation: Approval with conditions, as shown on the proposed resolution.

SUMMARY OF PREVIOUS APPLICATIONS

The annexation of this property was recorded in 1980. To the best of staff's knowledge, no applications have been submitted for development of this site.

APPLICATION PROCESS

The Planning Commission's review of the PUD sketch plan is intended to be an open exchange of ideas where the Commission members are encouraged to discuss any issues, questions or concerns with the applicants and staff. After the project has been presented, and public input and staff comments have

been considered, the Planning Commission shall make a recommendation to the City Council to approve, approve with conditions or deny the PUD sketch plan.

NOTIFICATION REQUIREMENTS

All notification requirements were met, including mailing notice to property owners within 500 feet of the site.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Applicant has submitted a request for a PUD sketch plan for a single family attached subdivision with a commercial component to the south. An amenity area and trail connection are also proposed. The applicants will be looking a change of zone to the PUD zone district with their next submittal.

Pursuant to the Fort Lupton Municipal Code Section 16-45, a sketch PUD plan is an initial review of a proposed Planned Unit Development and is processed per Section 17-21 of the Code. The sketch PUD plan phase is required prior to submitting a preliminary PUD plan and final PUD plan. The sketch PUD plan should generally define the layout of streets, lots and location of any public uses, such as schools and parks, and proposed zoning classifications.

The intent of the sketch PUD plan is to provide a general concept that describes the applicant's development vision and plan for a proposed PUD. The sketch PUD plan gives the City an opportunity to describe the community's vision to the applicant, provides basic information to the City that will affect the planning and design of the site, and gives the applicant an opportunity to hear comments and concerns from the public prior to proceeding with detailed project design. A sketch PUD plan is *not* intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Map designates this area as Single-Family Detached land use. This designation allows for neighborhoods of predominantly single family detached homes on individual lots. This can consist of a variety of development types, including higher density homes within the City's urban core and planned subdivisions within residential growth areas. In addition to single family units, these neighborhoods may include scattered single family attached and multi-family housing options, as well as public and semi-public uses. Given market demand, single family neighborhoods are likely to remain the primary residential designation within Fort Lupton and should see considerable growth in the future.

The proposed development is for single family attached housing. It is staff's opinion that this may serve a better transition from the approved single family attached housing located east of this site to the school which is directly west of the site. A comprehensive plan amendment may be necessary with the preliminary plat submittal.

REFERRALS

Referrals were provided to the list below. Any comments received are enclosed with the Planning Commission packet.

Buildings / Grounds Manager	Building Inspector	OMI
City Attorney	Recreation manager	GIS Specialist

Police Chief	Public Works Director	Golf Course Manager
Fort Lupton Fire Protection District	CDOT	United Power
Comcast	CenturyLink	Xcel Energy
Weld County School District RE-8	Weld County GIS	NCWCD
Fulton Ditch Company		

RECOMMENDATION

Staff recommends conditional approval of the Flats at Lupton Village PUD Sketch Plat. Conditions are listed on the proposed Resolution provided to Planning Commission.

***For more information on this development, please refer to the Planning Commission packet provided.
Additional documents are available for review at the Fort Lupton City Hall.***



Planning & Building

 130 S. McKinley Avenue
 Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name:
- FORT LUPTON COMMERCIAL, GENERAL PARTNERSHIP, L.L.P.

Company: BY: REALTY FUNDING SOURCE, LLC, as Partnership Managerby and through William J. Johannimgmeier, on behalf of JMeier, Inc. Managing MemberPhone: 970-566-7300Email: Fred@cbanoco.comAddress: 1540 Main Street, Ste. 218/303, Windsor CO 80550Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐

- 2) Representative Name:
- Melissa Wheeler

Company: Baessler Development, LLCPhone: 970-412-2153Email: mwheeler@baesslerhomes.comAddress: 3780 W. 10th St, Unit 200, Greeley CO 80634Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐

- 3) Billing Contact (where invoices should be directed to):
- Melissa Wheeler

Billing Company: Baessler Development, LLCPhone: 970-412-2153Email: mwheeler@baesslerhomes.comAddress: 3780 W. 10th St, Unit 200, Greeley CO 80634

B. SITE DESCRIPTION

Site Address: TBDParcel Number: 147105000034Existing Zone Classification: C-1Proposed Zone Classification: PUDWater Type: MunicipalName: City of Fort LuptonSewage Type: MunicipalDistrict Name or Location Hauled to: City of Fort Lupton

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

☒ Sketch Plat☐ Administrative Site Plan☐ PUD Plan (Preliminary & Final)☐ Preliminary Plat☐ Special Use Permit☐ Variance☐ Final Plat☐ Oil & Gas Permit☐ Administrative Variance☐ Minor Subdivision☐ Annexation & Initial Zone☐ Appeal☐ Amended Plat☐ Change of Zone☐ Other: _____☐ Site Plan☐ Comp Plan Amendment

Project No. _____

D. PROJECT DESCRIPTION

Project Name: Flats at Lupton Village

Please provide a short description of the proposed project in the space provided below:

We have planned a townhome development with 4-5 units per building. Initial sketch plat
contemplates 125 units total. South end of property would remain commercial.

E. REQUIRED DOCUMENTS

For an application to be considered complete, and for planning staff to begin review and schedule any applicable public hearings, this Land Use Application Form must be fully completed and all required attachments included. Planning staff will review the application for completeness and will provide notice to the representative and/or owner whether the application has been deemed complete.

F. CERTIFICATIONS

Representative Certification

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative: Missa Wulu Date: 11/1/21

Owner Certification

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I hereby authorize the representative listed on this application, if any, to communicate directly with City officials and to submit documentation and information regarding this application on my behalf.

Owner: William J. Johanningsmeier Date: 11-1-2021
Fort Lupton Commercial General Partnership, L.L.P.
By: Realty Funding Source, LLC as Partnership Manager
By & Through William J. Johanningsmeier, on behalf of J. Moore, Inc. Managing Member

For Office Use Only

Received Date: _____

If the application is not complete, state reasons why it is incomplete:

Deemed Complete Date: _____

Fees Submitted: _____

Escrow Submitted: _____

Instructions for Submitting the Land Use Application Form

DEFINITIONS

Words in the singular include the plural and words in the plural include the singular.

Application refers to the official submittal to the City of Fort Lupton's Planning Department for review of the proposed land use development identified in the land use application form. The application includes the form, all materials submitted for review of the project, including those documents required under the Land Use Regulations of the Municipal Code, and any additional information provided.

Project refers to the land use development identified on the land use application form and application materials.

Property refers to the land that is being proposed for development as described in the land use application form and application materials.

A. CONTACT INFORMATION

- 1) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all property owners will not fit on the space provided, submit a separate sheet for the additional owners.
- 2) Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings. If the contact information for all representatives will not fit on the space provided, submit a separate sheet for the additional representatives.
- 3) Provide contact and mailing information for the person that should receive all invoices for the project. If this person changes at any time, contact the Planning Department immediately to update this information.

B. SITE DESCRIPTION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps1/propertyportal/>. Current zoning can be found at <http://www.fortlupton.org/405/Zoning>.

C. APPLICATION TYPE

Select the land use application that is applicable to the project. If there are multiple land use application types being submitted to run concurrently, select all that apply. The land use application types will be identified during the required pre-application meeting. If you have any questions about this, please contact the Planning Department at 303.857.6694 or planningdept@fortlupton.org.

D. PROJECT DESCRIPTION

Please select a project name that will be referenced throughout the project and a description of what the project entails. If you need more space for the project description, please attach a separate sheet.

E. REQUIRED DOCUMENTS

Required documents will be discussed during the pre-application meeting with the Planning Department. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

F. CERTIFICATIONS

Representative Certification. Provide the signature of all authorized representatives in this section.

Owner Certification. Provide the signature of all owners of properties included in the application in this section.

For any other questions, please contact the Planning Department at 303.857.6694 or planningdept@fortlupton.org.

The Flats at Lupton Village

Sketch Plat - Project Narrative

October 29, 2021

1. Team

Developer/Applicant

Andrew Gerk
Baessler Development, LLC
3780 W. 10th Street
Greeley, CO 80634
P: 970-573-7033

Civil Engineer

Jeremy Goetsch
LandOne Engineering
361 71st Street
Greeley, CO 80634
P: 970-443-9547

Landscape Architect

Katy Thompson
Ripley Design Inc.
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
P: 970-224-5828

2. Location and Existing Conditions

The proposed development site is a vacant 12.15-acre property located northeast of the Denver Avenue and County Road 12 intersection. Across Denver Avenue to the west is Fort Lupton High School and to the east is the Union Pacific Railroad. Immediately to the north lies a vacant private parcel, and to the south across County Road 12 is a Weld County School District support building.

3. Proposed Land Uses

The project will include the development of single-family attached lots over the majority of the property. There will be a smaller tract at the southern end which will be developed as commercial at some point in the future. The single-family attached portion of the development will consist of approximately 25 buildings with a maximum of 125 dwelling units constructed on the property. The end units will have 3-bedrooms and the internal units will have 2-bedrooms for a maximum of 300 bedrooms anticipated. All units will have a 2-car garage accessed from the back of the building. Two points of access are proposed to come off Denver Ave., with a central driveway running north to south through the property. It is anticipated that a PUD and Preliminary Plat will be submitted for this property following the Sketch Plat process.



4. Relationship to the Comprehensive Plan

The Comprehensive Plan identifies this property as part of the Core Neighborhood Framework Plan, which supports higher density neighborhoods with a focus on walkability. The proposed development supports this vision by developing the property with a residential townhome product that will have a density of approximately 9-10 dwelling units per gross acre. The location of the development will be within walking and biking distance to several key destinations and amenities including the Fort Lupton High School (less than 100' away), the Fort Lupton Recreation Department and Community Center Park (about ½ mile away), and several restaurants and cafes which are less than 1 mile away. The project site is also conveniently located along the future Fort Lupton trail system which will help to further establish this project as a walkable community.

5. Planned Phasing

The residential portion of the project will be constructed in a single phase. The commercial tract will be developed in the future.

6. Timing of Construction

It is anticipated that construction will begin in the Spring of 2022 and will have building permit ready lots by Fall of 2022.

7. Water Supply

Water for the project will be supplied by the city via the existing 8" water line which runs along Denver Avenue.

8. Sanitary Sewer Service

There is an existing 18" sanitary sewer line which runs along County Road 12, but currently there are no sanitary services along Denver Avenue. To service this project, a new sewer line will be designed along Denver Ave.

9. Availability of Necessary Services

As part of the City of Fort Lupton planning management boundary and based on the central location of the development, adequate public services will be available to the subject parcel and no burdens on public services are anticipated.



The following public services will be utilized for this property:

- Law enforcement: Fort Lupton Police Department
- Fire protection: Fort Lupton Fire Department
- School district: Weld RE-8 School District
- Recreation: Fort Lupton Community Center

10. Proposed Transportation Network

Access to the site will be designed to accommodate vehicles, bikes, and pedestrians. Two points of access will be provided from Denver Avenue, a Retail Street as designated in the Comprehensive Plan. Early conversations with the City have indicated that Denver Avenue may be designated as a Major Collector street in the future. An additional 12.5' of right-of-way will be dedicated along the west side of the project in order to accommodate the expansion of Denver Avenue from a 60' right-of-way to the proposed full build-out of 85'. An additional 12.5' of right-of-way will also be dedicated along County Road 12. The improvements along these streets will include a new 10' detached sidewalk which will allow pedestrians to be able to access the surrounding destinations more easily. Within the proposed development, secondary trails will provide direct access to the public street sidewalks as well as to the future community trail that will run along County Road 12 to the south. To ensure adequate parking, each unit will have a 2-car garage, and additional guest parking will be provided along the primary driveway that runs through the property.

11. Existing Cultural, Archaeological, and Historical Resources

No significant cultural, archaeological, or historical resources have been identified on the property.

12. Commercial Mineral Deposits

A mineral search has been completed, and notices will be sent to affected parties as required by code.



13. Public Land Dedication

As mentioned above, an additional 12.5 feet of right of way will be dedicated along Denver Avenue and County Road 12 in order to better align with the City's goals to improve circulation, as outlined in the Comprehensive Plan.

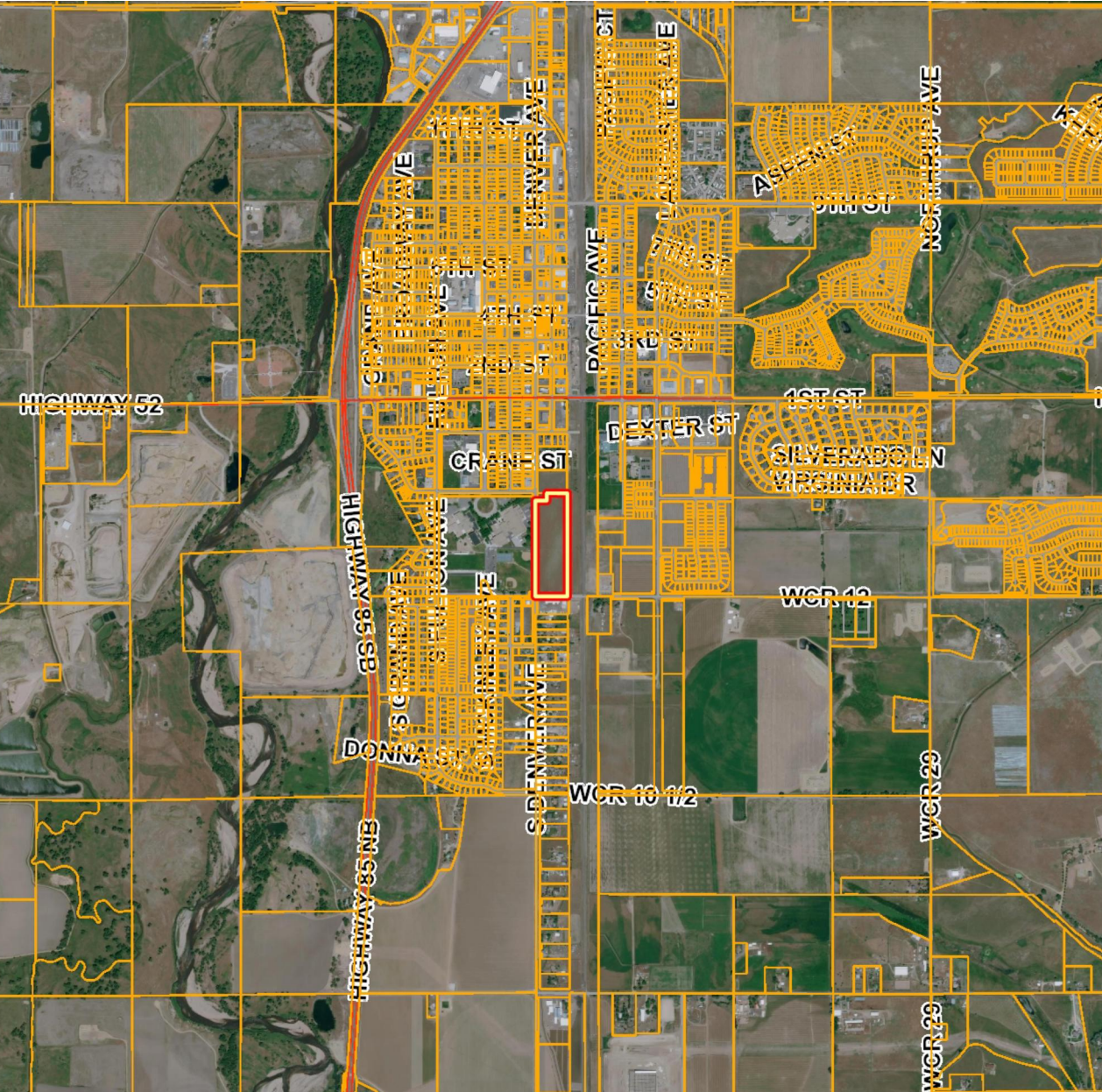
The site plan for this development will include several open space areas in the form of two detention ponds and one area designated to provide amenities to the neighborhood. Open space dedication requirements will be met once final unit counts have been determined.



THE FLATS AT LUPTON VILLAGE

SKETCH PLAT

VICINITY MAP



LEGAL DESCRIPTION

THAT PART OF THE SW 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., , DESCRIBED AS:

BEGINNING AT THE SW CORNER OF SAID SW 1/4; THENCE N 00° 00' 00" E ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 1275.75 FEET TO A POINT 1374.60 FEET SOUTH OF THE NW CORNER OF SAID SW 1/4 OF SECTION 5; THENCE N 90° 00' 00" E A DISTANCE OF 155.00 FEET; THENCE N 00° 00' 00" E PARALLEL WITH THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 100.00 FEET; THENCE N 90° 00' 00" E A DISTANCE OF 275.20 FEET TO A POINT ON THE WESTERLY ROW LINE OF THE UNION PACIFIC RAILROAD; THENCE S 00° 12' 18" E ALONG SAID WESTERLY ROW LINE A DISTANCE OF 1377.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SW 1/4; THENCE N 89° 50' 05" W ALONG SAID SOUTH LINE A DISTANCE OF 435.13 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE SOUTH 30 FEET AND THE WEST 30 FEET.

LAND USE TABLE

EXISTING ZONING		C-1 GENERAL COMMERCIAL
PROPOSED ZONING		PUD
DENSITY		
GROSS		
GROSS AREA		529,309 SF (12.15 AC)
MAXIMUM DWELLING UNITS		125
GROSS DENSITY		10.29 DU/AC
HOUSING TYPE		
SINGLE-FAMILY ATTACHED		
BUILDING HEIGHT		
MAXIMUM HEIGHT		STORIES
35'		2
SETBACKS		
FRONT		20'
REAR		15'
SIDE		5'
CORNER		15'
EXTERIOR WALL MATERIALS		
STUCCO AND VENEER		MINIMUM 25%
SIDING		

THE FLATS AT LUPTON VILLAGE

SKETCH PLAT

FORT LUPTON, CO

PREPARED BY:



APPLICANT

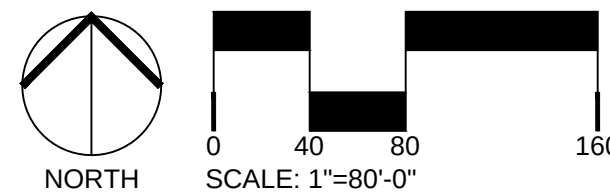
BAESSLER DEVELOPMENT, LLC.
Andrew Gerk
3780 W. 10th Street
Greeley, CO 80634
p. 970.573.7033

LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
Katy Thompson
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

CIVIL ENGINEER

LANDONE ENGINEERING, LLC
Jeremy Goetsch
361 71st Avenue
Greeley, CO 80634
p. 970-443-9547



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	SKETCH PLAT	10/29/2021

REVISIONS

No.	DESCRIPTION	DATE

COVER

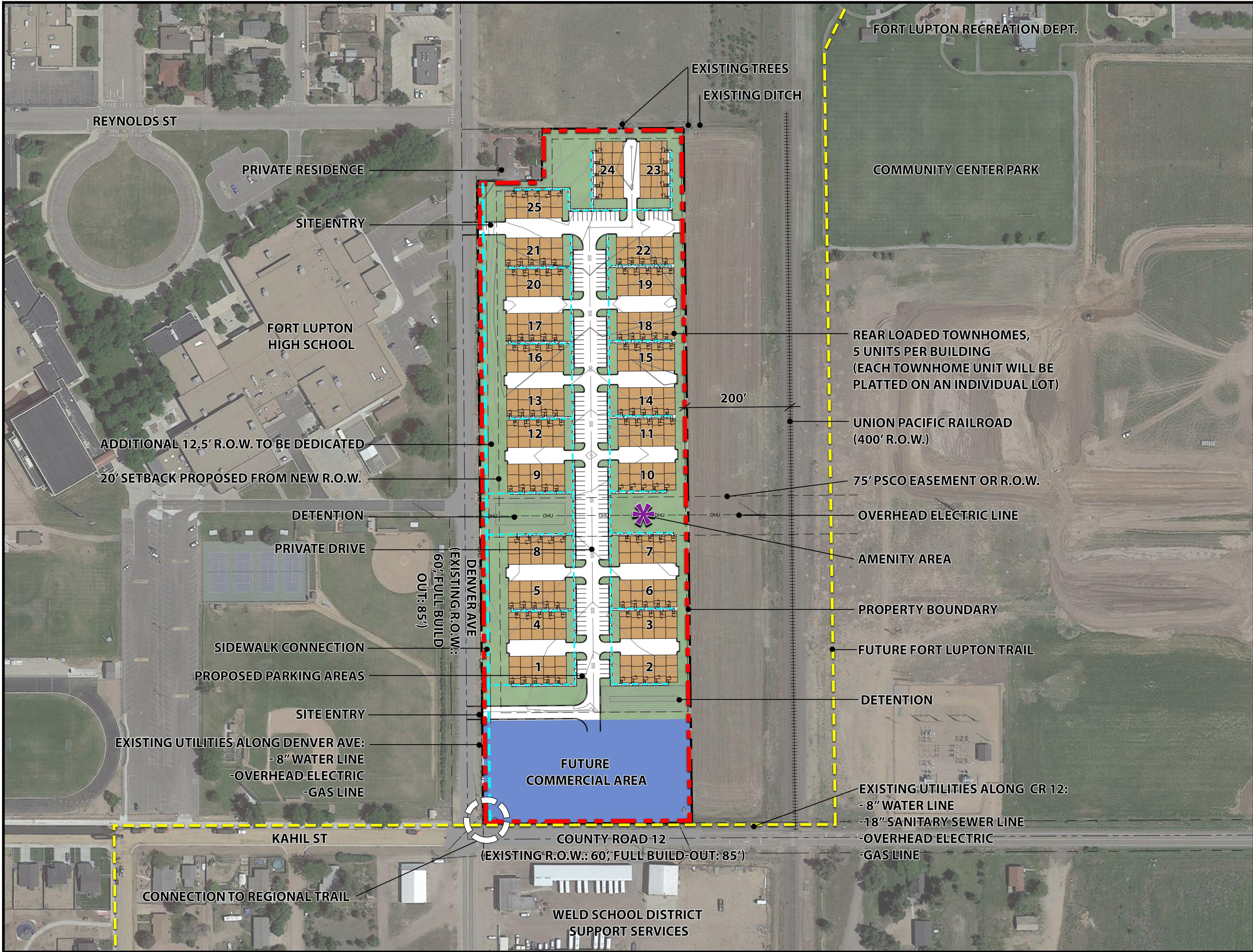
SEAL:



PROJECT No.:	R21-050
DRAWN BY:	KT
REVIEWED BY:	KT

DRAWING NUMBER:

1 OF 4



THE FLATS AT LUPTON VILLAGE

SKETCH PLAT

FORT LUPTON, CO
PREPARED BY:



APPLICANT

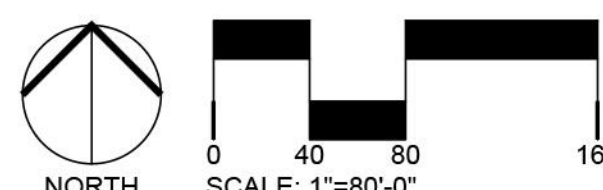
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REVISIONS

No.	DESCRIPTION	DATE

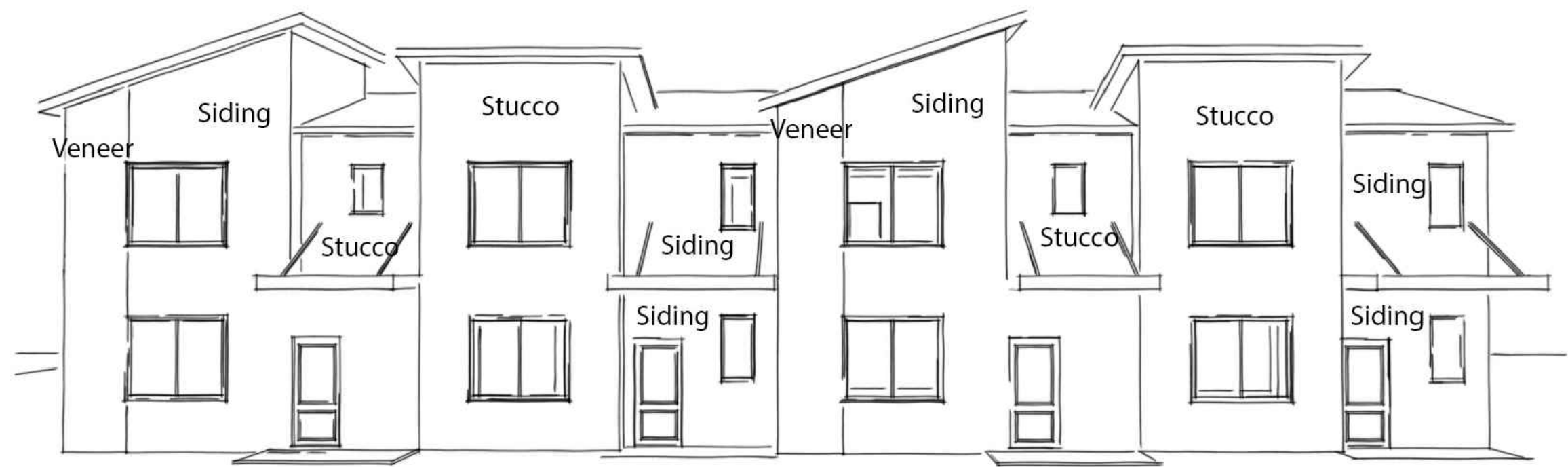
SKETCH PLAT PLAN

SEAL:

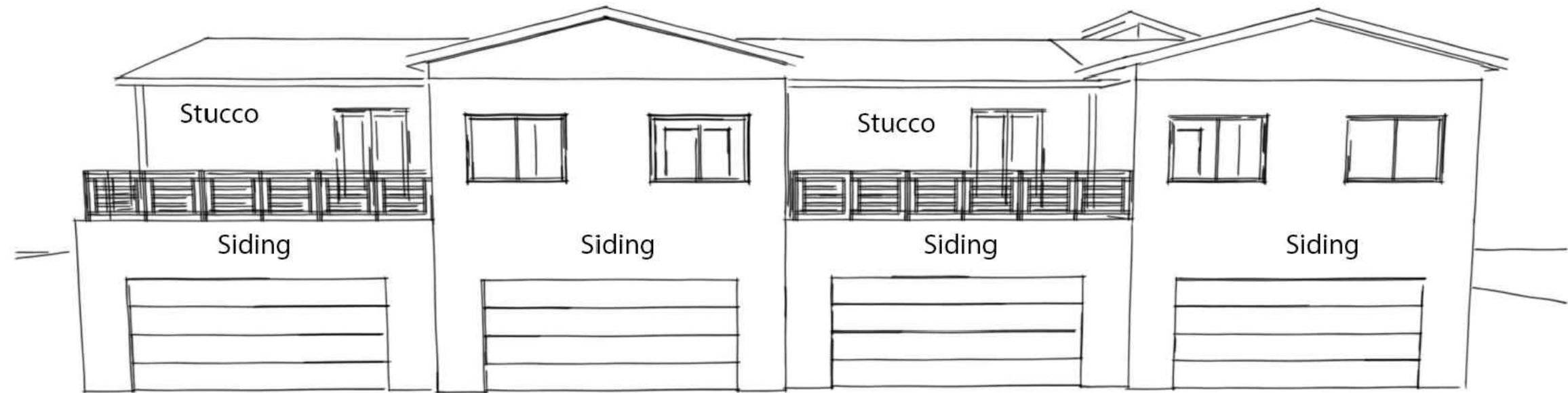


PROJECT No.:	R21-050
DRAWN BY:	KT
REVIEWED BY:	KT
DRAWING NUMBER:	

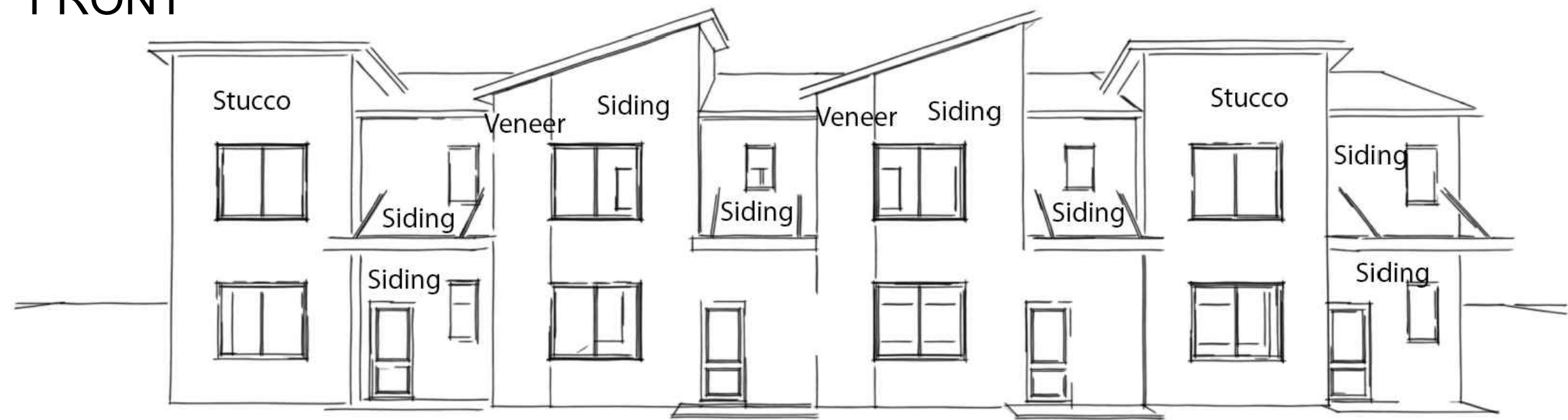
BUILDING DESIGN 1
FRONT



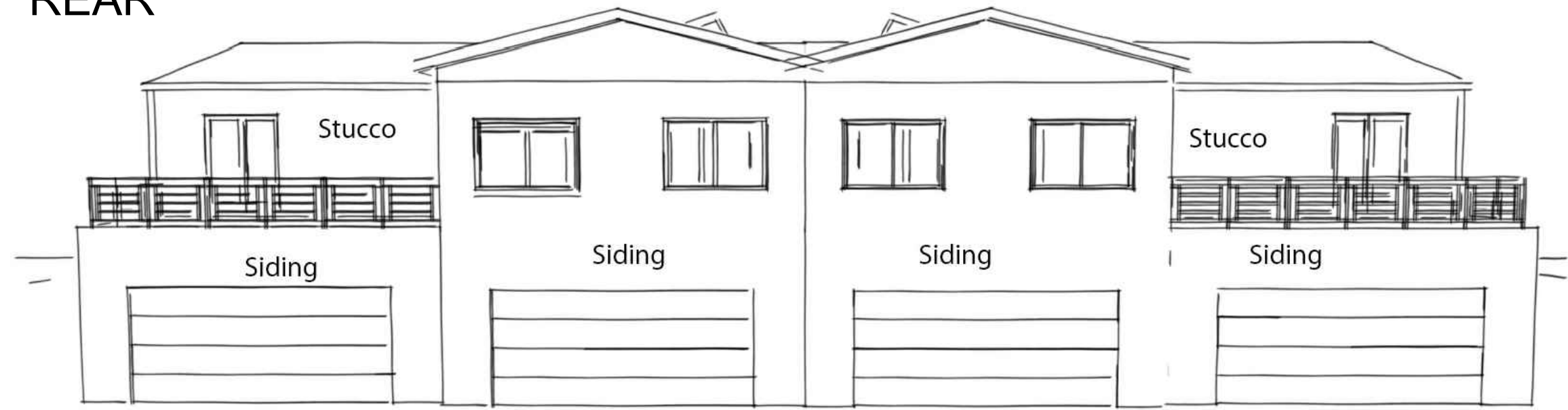
BUILDING DESIGN 1
REAR



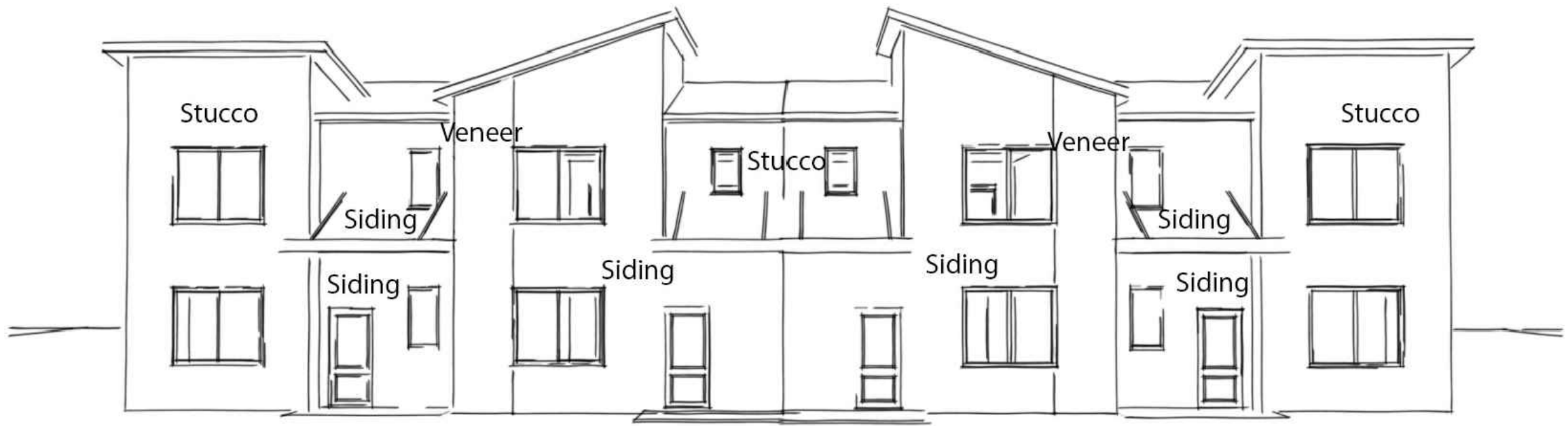
BUILDING DESIGN 3
FRONT



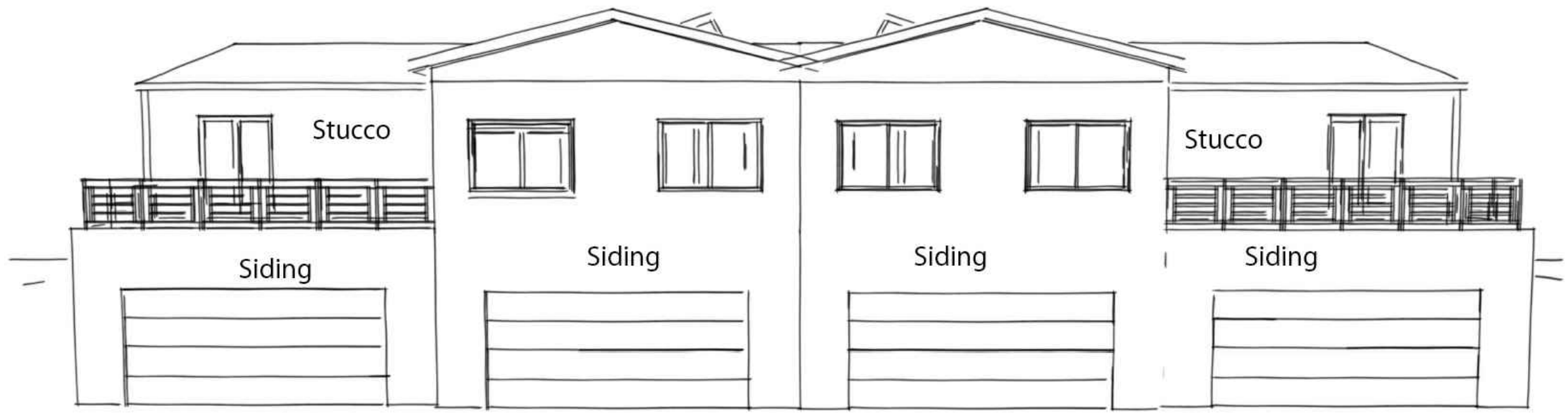
BUILDING DESIGN 3
REAR



BUILDING DESIGN 2
FRONT



BUILDING DESIGN 2
REAR



THE FLATS AT LUPTON
VILLAGE

SKETCH PLAT

FORT LUPTON, CO

PREPARED BY:



APPLICANT

BAESSLER DEVELOPMENT, LLC.
Andrew Gerk
3780 W. 10th Street
Greeley, CO 80634
p. 970.573.7033

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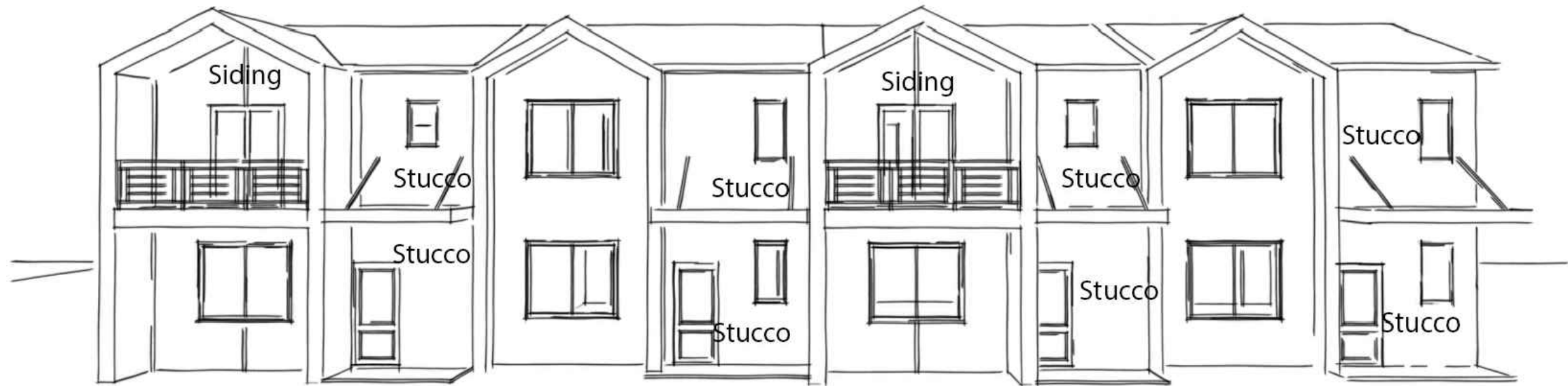
ARCHITECTURAL
ELEVATIONS

SEAL:

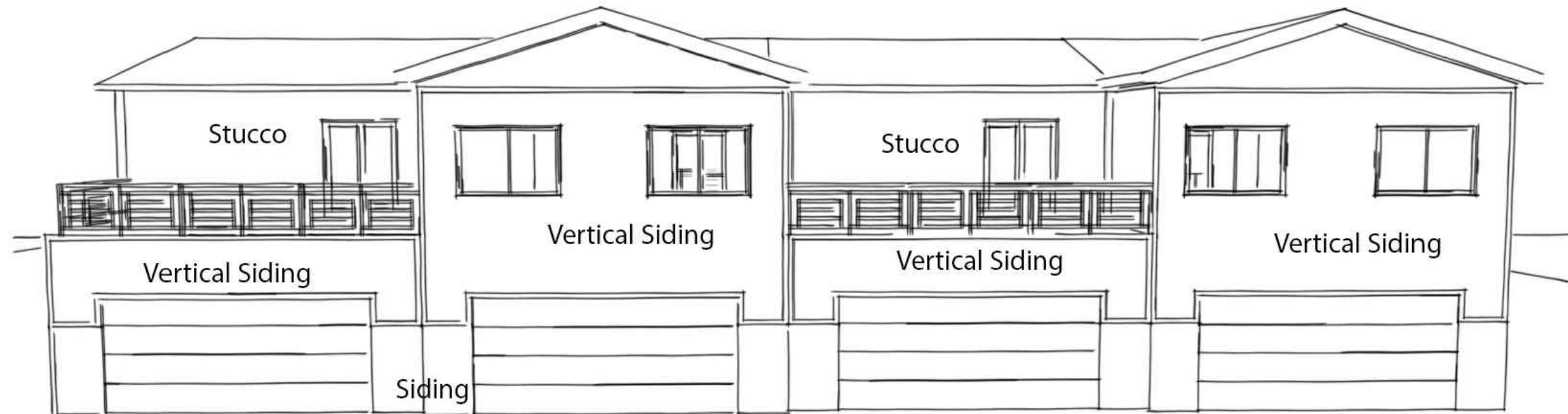
ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R21-050
DRAWN BY:	KT
REVIEWED BY:	KT
DRAWING NUMBER:	

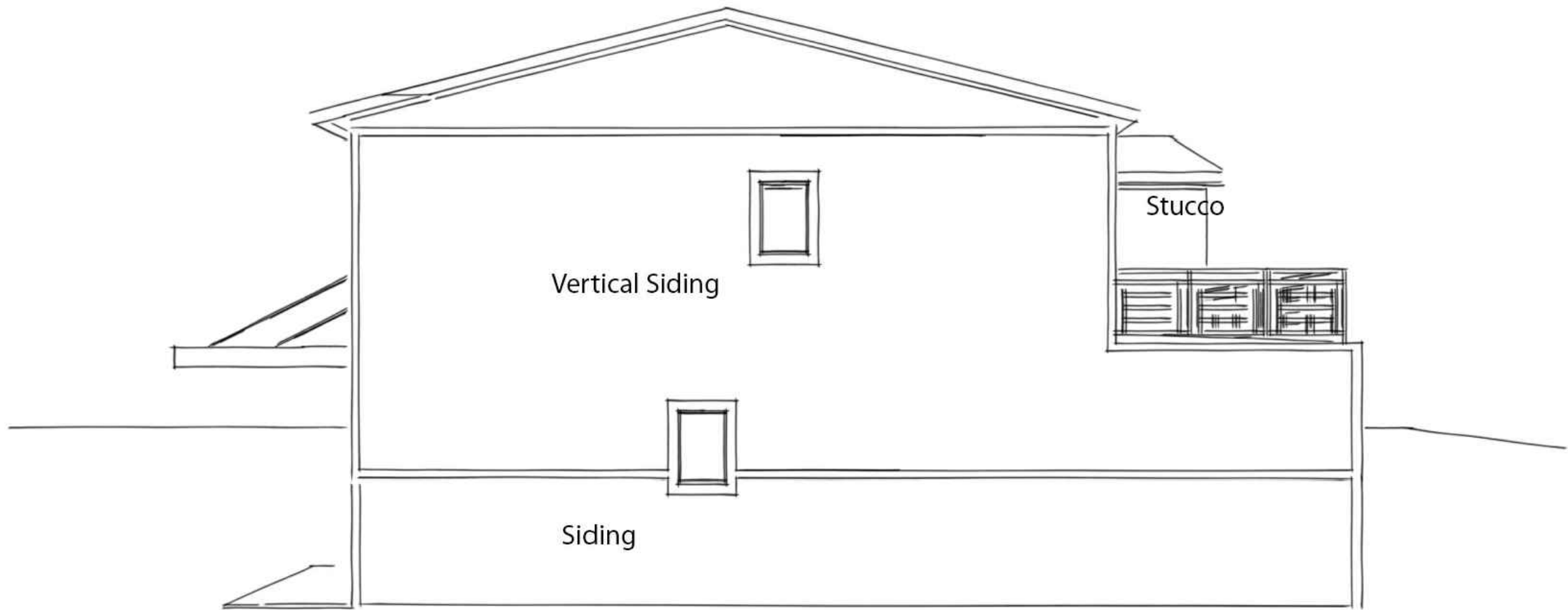
BUILDING DESIGN 4
FRONT



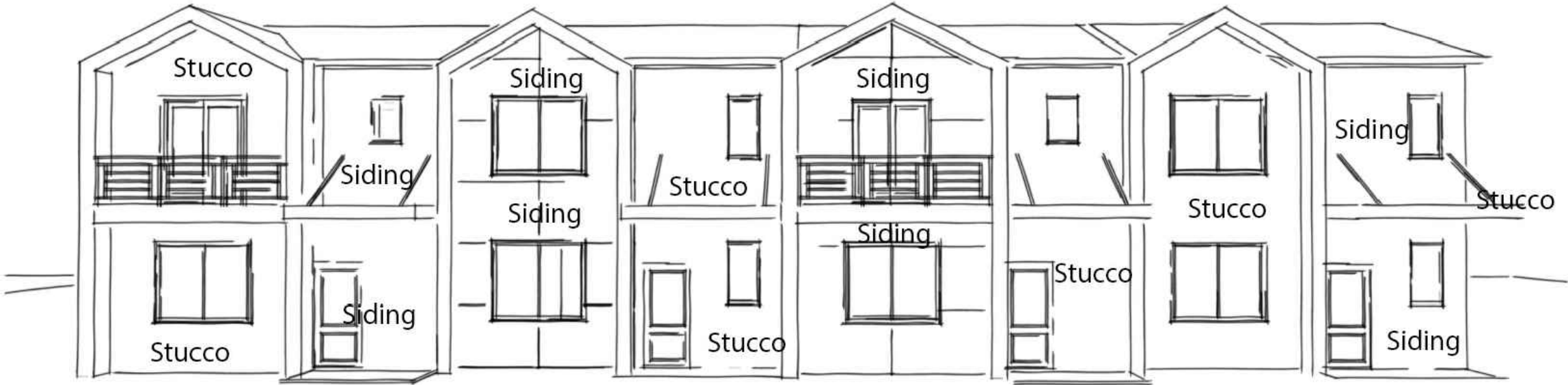
BUILDING DESIGN 4
REAR



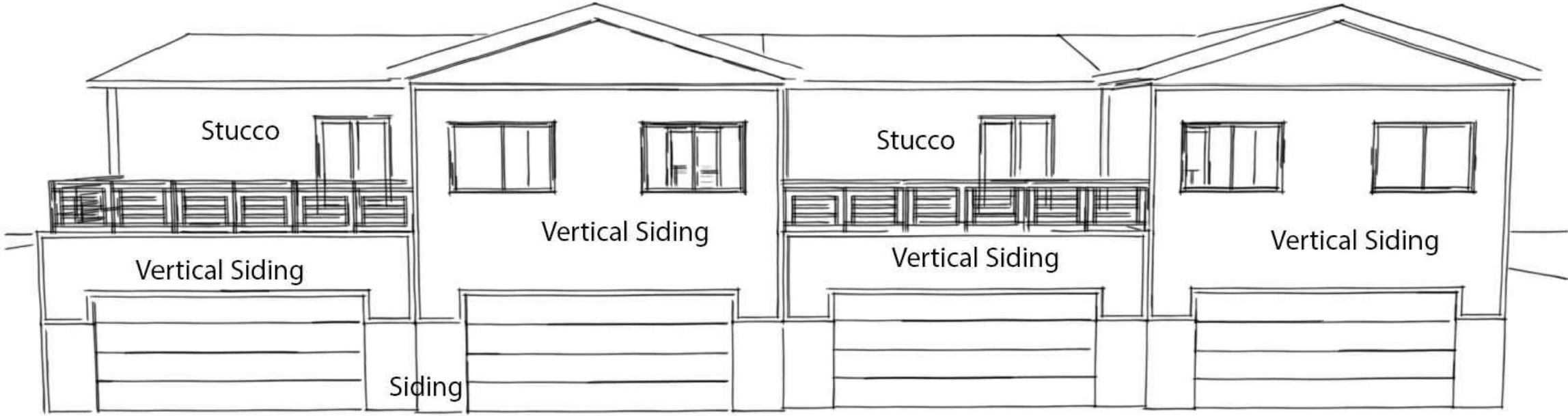
BUILDING DESIGN 4
SIDE



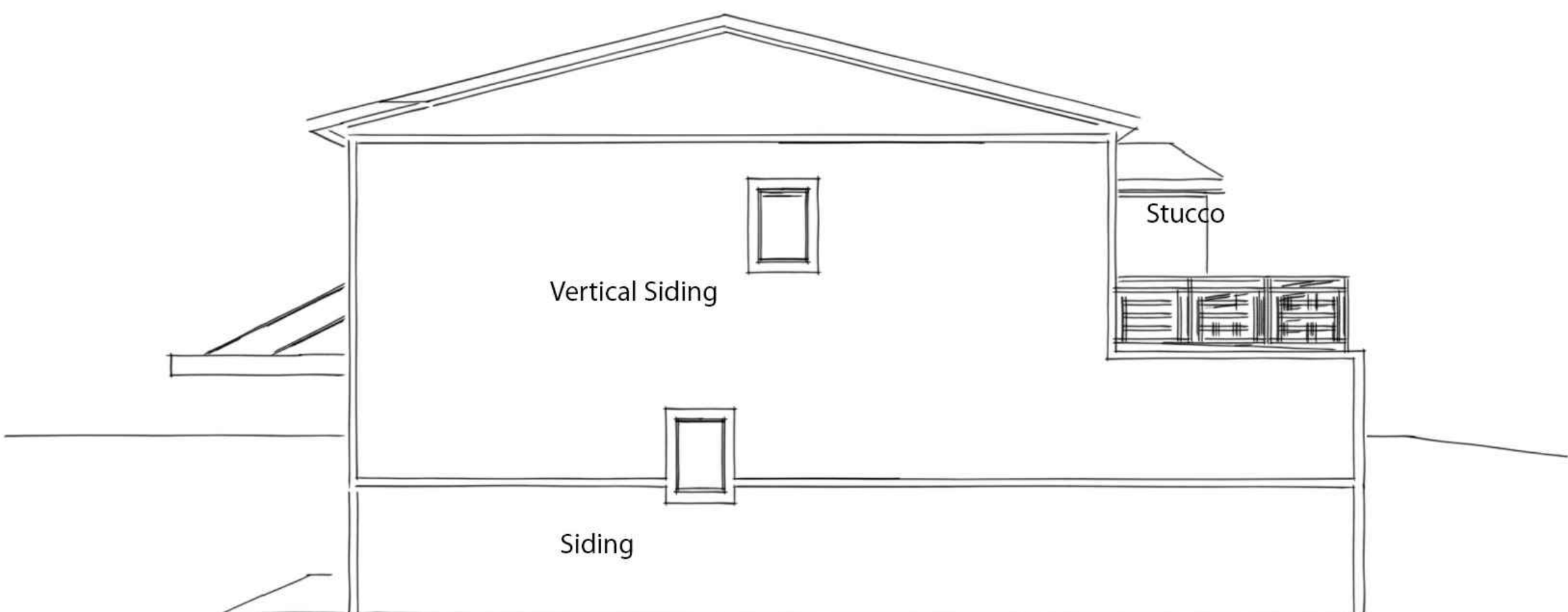
BUILDING DESIGN 5
FRONT



BUILDING DESIGN 5
REAR



BUILDING DESIGN 5
SIDE



THE FLATS AT LUPTON
VILLAGE

SKETCH PLAT

FORT LUPTON, CO
PREPARED BY:



APPLICANT

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No.	DESCRIPTION	DATE

ARCHITECTURAL
ELEVATIONS

SEAL:



PROJECT No.:	R21-050
DRAWN BY:	KT
REVIEWED BY:	KT
DRAWING NUMBER:	

Magaly Morales-Tejada

From: Jose Gonzalez
Sent: Tuesday, November 9, 2021 1:33 PM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: RE: Referral Response Request: The Flats at Lupton Village Sketch Plat LUP2021-0029

No concerns.

Thank you

From: Magaly Morales-Tejada
Sent: Monday, November 8, 2021 3:40 PM
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: Referral Response Request: The Flats at Lupton Village Sketch Plat LUP2021-0029

Good Afternoon

The documentation located at the following link is submitted to you for review and recommendation for a sketch plat being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/634>.

Any comments you consider relevant to this request would be appreciated. Please reply by **November 29, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, December 9, 2021 at 6:00 PM; and
- City Council: Tuesday, December 21, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada
Planning assistant
130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



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Please be cautious

This email was sent outside of your organization



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

November 28, 2021

City of Fort Lupton Planning Department
130 South McKinley Avenue
Fort Lupton, CO 80621

Attn: Alyssa Knutson and Todd Hodges

Re: The Flats at Lupton Village Sketch Plat, Case # LUP2021-0029

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require PSCo approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a PSCo License Agreement to sketch plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement via either the website at www.xcelenergy.com/rightofway or email at coloradorightofway@xcelenergy.com).

PSCo requests that 6-foot-wide dry utility easements are dedicated for natural gas distribution facilities to serve each lot. Will the gas meters be banked?

PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to the City of Fort Lupton for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

PSCo also has existing natural gas distribution facilities along the west property line. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities – be sure to

contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

Office: (303)857-4603 • Fax: (303)857-6619 • Website: www.fortluptonfire.org

Date: 12/01/2021

Project name: The Flats at Lupton Village

Project address: Parcel: 147105000034, Fort Lupton, CO 80621

FLFPD Project # R2021-0040

Plan reviewer: Taw Tamlin, Fire Marshal

The Fire District has reviewed the submittal for **The Flats at Lupton Village** located at **Parcel: 147105000034**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with 2012 *International Fire Code (IFC)* and National Fire Protection Association (*NFPA*) standards as adopted by the Fort Lupton Fire Protection District, the City Council of Fort Lupton and the Weld County Commissioners. The following specific requirements and conditions shall be met prior to operations.

(The Fort Lupton Fire Protection District is currently in the process to adopt the 2018 International Code set. Estimated effective date is January 14, 2022)

Specific Requirements

1. Any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the fire code official and obtain the required permit. 2012 IFC, 105.1.1
2. Application for a permit required by this code shall be made to the fire code official in such form and detail as prescribed by the fire code official. Applications for permits shall be accompanied by such plans as prescribed by the fire code official. 2012 IFC, 105.2
 - a. The plan review, Fee Schedule, and Plan Review Application can be found at <https://fortluptonfire.org/contractors/>
 - b. All documents shall be electronic and sent to ttamlin@ftluptonfire.com
3. The following items shall be submitted for review prior to construction.
 - a. Site Plan showing,
 - i. Width of fire department access roads
 - ii. Hydrant Locations & Distancing
 - iii. Street lengths to dead end
 - iv. Describe how Section D107.1 below has been met.
4. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). 2012 IFC, D103.1
5. The minimum turning radius shall be determined by the fire code official. 2012 IFC, D103.3

- a. See attached document showing the minimum turning radius needed.
6. The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet (344.5 m²) shall be 1,000 gallons per minute (3785.4 L/min) for 1 hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5m²) shall not be less than that specified in Table B105.1. 2012 IFC, B105.1
 - a. Exception: A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is equipped with an approved automatic sprinkler system.
7. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. 2012 IFC, D105.1
8. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. 2021 IFC, 505.1

Please contact Fire Marshal, Taw Tamlin at 303-857-4603 or ttamlin@ftluptonfire.com if you have questions or need further assistance.

Magaly Morales-Tejada

From: Roy Vestal
Sent: Tuesday, November 30, 2021 10:56 AM
To: Magaly Morales-Tejada
Cc: Maria Lancto; Todd Hodges; Alyssa Knutson
Subject: RE: Referral Response Request: The Flats at Lupton Village Sketch Plat LUP2021-0029

PW has no objections and no input until the design is fleshed out.

RoyV

Roy L. Vestal, P.E.
Public Works Director / City Engineer



130 S. McKinley, Fort Lupton, CO 80621
Office: 720.466.6109
Mobile: 720.966.3613

From: Magaly Morales-Tejada <MMTejada@Fortluptonco.gov>
Sent: Monday, November 8, 2021 3:40 PM
Cc: Maria Lancto <MLancto@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>; Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: Referral Response Request: The Flats at Lupton Village Sketch Plat LUP2021-0029

Good Afternoon

The documentation located at the following link is submitted to you for review and recommendation for a sketch plat being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link: <https://www.fortlupton.org/DocumentCenter/Index/634>.

Any comments you consider relevant to this request would be appreciated. Please reply by **November 29, 2021**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, December 9, 2021 at 6:00 PM; and
- City Council: Tuesday, December 21, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada
Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111





November 18, 2021

Fort Lupton Planning Department
130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortlupton.org

Re: The Flats at Lupton Village Sketch Plat Project No. LUP2021-0029; & Plan No. SPL2021-0001

Dear Magaly Morales-Tejada:

On behalf of United Power, Inc., thank you for inviting us to review and comment on The Flats at Lupton Village Sketch Plat Project No. LUP2021-0029; & Plan No. SPL2021-0001. After review of the information, we have the following comments:

- **Front or Rear Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric. Typically, with electric in the rear of the subdivision lots. We will need 8' to 10' wide dry utility easements in the rear of all lots. These utility easements will need to be on sides of lots abutting roads, and across tracts. If gas and electric will be sharing front lot distribution, we will need a 10' to 15' wide dry utility easements in the front of all lots. These utility easements will need to be on sides of lots abutting roads, and across tracts as well.
- Easements utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks. Although the roadways/tracts on the plat are dedicated to utilities, we have above ground equipment that cannot be placed within these areas. In addition, sidewalks take away from the use of the easement & reduces the area, limiting where our equipment can be placed.
- **Tracts/Open Space/Parks** – United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots. If Blanket utility easement(s) cannot be given, we will need a 10' to 12' wide dry utility easements along the perimeter of all tracts, along perimeter of tracts abutting roads, and through tracts between lots.
- **Streetlights** – When streetlight locations are identified in a subdivision, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.

Please have the property owner/developer/contractor submit an application for new electric service, any modification to existing facilities including relocation and/or removal along with CAD data via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate instrument. Obtaining easements via a separate instrument can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Amber Mendoza

Amber Mendoza, RWA
ROW Agent
720.249.9315 | platreferral@unitedpower.com

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 23rd day of November 2021, a true and correct copy of the foregoing Notice of Public Hearings and Map for the Flats at Lupton Village Sketch Plat was sent via U.S. Mail, postage pre-paid, to the following addresses:

CAMMIE J GABEL
6192 SAGE AVE
FIRESTONE, CO 80504

HOUSING AUTHORITY OF TOWN OF FT LUPTON
400 2ND ST
FORT LUPTON, CO 80530

R CHAVEZ CUSTOM HOMES INC
14374 COUNTY ROAD 10
FORT LUPTON, CO 80621

UNITED POWER INC
500 COOPERATIVE WAY
BRIGHTON, CO 80621

PUBLIC SERVICE COMPANY OF COLORADO
TAX SERVICES DEPT
PO BOX 1979
DENVER, CO 80201

FTL LAND ASSEMBLAGE LLP
1295 MAIN ST
UNIT 5
WINDSOR, CO 80550

SCHOOL DISTRICT No. RE-8
301 REYNOLDS ST
FORT LUPTON, CO 80621

JESUS PEINADO
243 S DENVER AVE
FORT LUPTON, CO 80621

HERBERT H WAMBOLT
1049 HOOVER AVE
FORT LUPTON, CO 80621

KATELIN B SHOCKLEY
312 PARK AVE
FORT LUPTON, CO 80621

NATHAN T CLARK
320 S PARK AVE
FORT LUPTON, CO 80621

KELLY L KESSLER
326 S PARK AVE
FORT LUPTON, CO 80621

JAMES E MEYER
328 S PARK AVE
FORT LUPTON, CO 80621

ARMANDO ESCARCEGA
3401 WATADA ST
BRIGHTON, CO 80601

ERICH HELM
315 S DENVER AVE
FORT LUPTON, CO 80621

RYAN BISHOP
311 S DENVER AVE
FORT LUPTON, CO 80621

ROBERT TORBET
305 S DENVER AVE
FORT LUPTON, CO 80621

BUSHROD WHITE
337 S PARK AVE
FORT LUPTON, CO 80621

RANDY W SEMROSKA
333 S PARK AVE
FORT LUPTON, CO 80621

NANCY MARGARET SMITH
329 S PARK AVE
FORT LUPTON, CO 80621

JORGE A ANGUINAO
321 S PARK AVE
FORT LUPTON, CO 80621

EDITH MONK
610 S PARK AVE
FORT LUPTON, CO 80621

MT CALVARY EVANGELICAL LUTHERAN
650 S PARK AVE
FORT LUPTON, CO 80621

PATRICIA L TERRY TRUST
1312 DENVER AVE
FORT LUPTON, CO 80621

TIMOTHY G DILLER
645 S PARK AVE
FORT LUPTON, CO 806521

DUSTIN R DECHANT
635 S PARK AVE
FORT LUPTON, CO 80621

JUAN HERNANDEZ
625 S PARK AVE
FORT LUPTON, CO 80621

LINDA L ALLOUR
605 ½ S PARK AVE
FORT LUPTON, CO 80621

RONALD D HANSEN
644 S DENVER AVE
FORT LUPTON, CO 80621

LAURENCE R CROSS
654 S DENVER AVE
FORT LUPTON, CO 80621

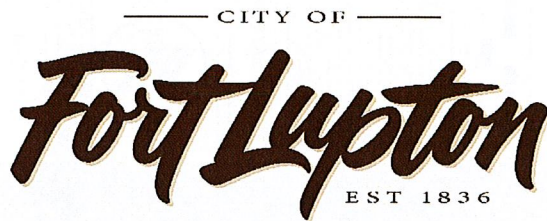
SABRINA G SPURLIN
664 S DENVER AVE
FORT LUPTON, CO 80621

MICHAEL W CERETTO
13144 COUNTY ROAD 12
FORT LUPTON, CO 80621

JUSTINE ALEXANDRA HUYNH CHEANG
11 FEDERAL BLVD
STE 5
DENVER, CO 80219



City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a Sketch Plat for a proposed subdivision referred to as the Flats at Lupton Village Sketch Plat, located east and adjacent to S. Denver Avenue and north and adjacent to County Road 12 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public meetings are to be held before the Planning Commission on Thursday, December 9, 2021, at 6:00 P.M., and before the City Council on Tuesday, December 21, 2021, at 7:00 P.M. or as soon as possible thereafter.

The public meetings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall remains closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

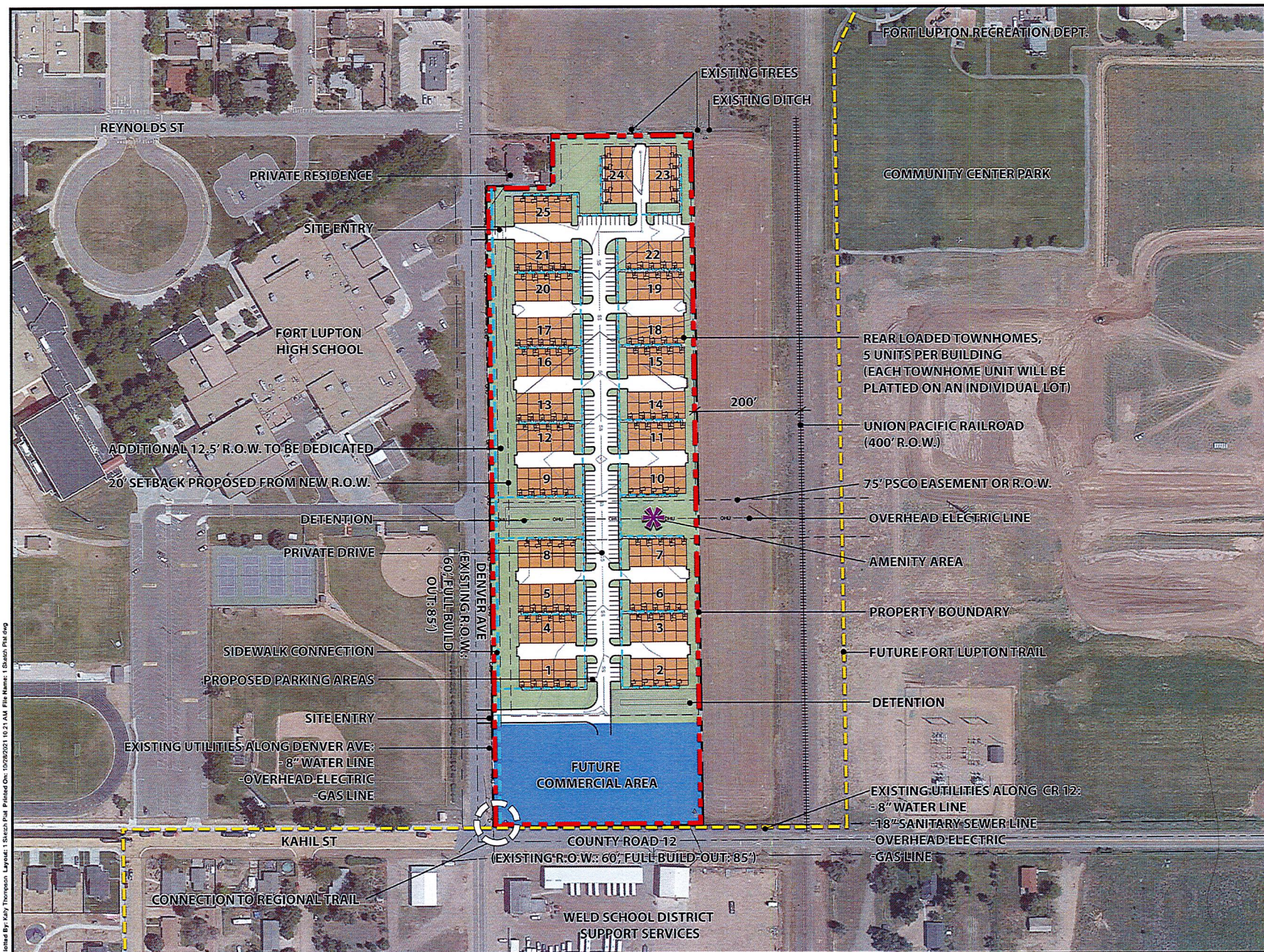
Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: THE FLATS AT LUPTON VILLAGE SKETCH PLAT

LEGAL DESCRIPTION

THAT PART OF THE SW 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS:
BEGINNING AT THE SW CORNER OF SAID SW 1/4; THENCE N 00° 00' 00" E ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 1275.75 FEET TO A POINT 1374.60 FEET SOUTH OF THE NW CORNER OF SAID SW 1/4 OF SECTION 5; THENCE N 90° 00' 00" E A DISTANCE OF 155.00 FEET; THENCE N 00° 00' 00" E PARALLEL WITH THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 100.00 FEET; THENCE N 90° 00' 00" E A DISTANCE OF 275.20 FEET TO A POINT ON THE WESTERLY ROW LINE OF THE UNION PACIFIC RAILROAD; THENCE S 00° 12' 18" E ALONG SAID WESTERLY ROW LINE A DISTANCE OF 1377.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SW 1/4; THENCE N 89° 50' 05" W ALONG SAID SOUTH LINE A DISTANCE OF 435.13 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE SOUTH 30 FEET AND THE WEST 30 FEET.



THE FLATS AT LUPTON VILLAGE

SKETCH PLAT

FORT LUPTON, CO
PREPARED BY:



APPLICANT
BAESSLER DEVELOPMENT, LLC
Andrew Galt
3700 W. 10th Street
Greenway, CO 80534
p. 970.373.7003

LANDSCAPE ARCHITECT
RIPLEY DESIGN INC.
Katy Thompson
410 Canyon Ave Suite 200
Fort Collins, CO 80521
p. 970.224.5618
f. 970.225.6837

CIVIL ENGINEER
LANDONE ENGINEERING, LLC
Jeremy Cleasch
341 7th Avenue
Greenway, CO 80534
p. 970.440.9547



ORIGINAL SIZE 24X36
ISSUED
DATE 10/09/2021

REVISIONS	DATE
No. DESCRIPTION	

SKETCH PLAT PLAN

SEAL:



PROJECT No.: R24-090
DRAWN BY: KT
REVIEWED BY: KT
DRAWING NUMBER:

2 OF 4

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](https://bit.ly/FLDEVELOPMENT) AND SCROLLING DOWN TO THE ROW TITLED: THE FLATS AT LUPTON VILLAGE SKETCH PLAT

CITY OF FORT LUPTON CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-211

APPROVE A RESOLUTION TO INCREASE RATES AT COYOTE CREEK GOLF COURSE FOR THE 2022 SEASON

I. **Agenda Date:** Council Meeting – December 21, 2021

II. **Attachments:** a. Proposed Resolution
b. 2022 Rate Increases

III. **Summary Statement:**

Rate increase for all green fee types for green fees at Coyote Creek Golf Course.

IV. **Submitted by:** _____
Tyler Tarpley, General Manager

V. **Finance Reviewed** _____
Finance Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____
City Clerk _____ Date _____

IX. Detail of Issue/Request:

Coyote Creek has not increased rates since 2019. The increase is necessary to offset the raising costs for all departments within Coyote Creek Golf Course. The requested increases vary depending on the green fee type by \$2.00-\$4.00.

There are two areas that need to be highlighted in the requested increases. Moving the Twilight time during the peak season to 3:00 PM. Previously twilight (a reduced fee for later in the day) began at 2:00 PM. The pandemic has resulted in an increase in play at Coyote Creek. That increase made it unnecessary to reduce fees to drive more play. The additional hour of full rates will drive revenue exponentially. Due to the move to 3:00 PM twilight, we have also removed the late twilight fee an even deeper discount later in the day. Golfers can still pay to play 9-holes all day, every day.

The other change is to the Weekend and Holiday rates. These rates are our prime time fees (highest selling). Our Point of Sale allows us to use a dynamic pricing tool to charge the fees based on demand. The higher demand there is for a tee time, the more money can be charged for that tee time. The system will increase and/or decrease the rate depending on the demand for that particular tee time. This will allow the course to maximize revenue on the busier days. Staff has recommended a range for the fees on Saturday, Sunday and Holidays.

A full run down of the suggested rates can be found on the attached spreadsheet.

X. Legal/Political Considerations:

Not applicable.

XI. Alternatives/Options:

Do not make any changes to the rates charge for golf at Coyote Creek Golf Course.

XII. Financial Considerations:

This fees schedule will provide an increase revenue that is difficult to predict due to the increases are different in depending on day, type of customer and type of play.

XIII. Staff Recommendation:

Staff recommends approving the rates as suggested in the attached spreadsheet.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING AN INCREASE TO THE GREEN FEES AT COYOTE CREEK GOLF COURSE.

WHEREAS, the City has not adjusted the Green Fees at Coyote Creek Golf Course since January 1, 2019, and

WHEREAS, an increase is warranted to stay competitive with other courses.

WHEREAS, the increase is needed to offset several expenses and meet 2022 revenue numbers established in the budget; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves the proposed fee schedule as shown in Exhibit ‘A’ effective January 1, 2022.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 21th DAY OF DECEMBER 2021.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

Exhibit A
Effective January 1, 2022

Off Season	9 Hole Fees 2022		18 Hole Fees 2022
Mon-Fri	18		28
Mon - Fri Twilight	0		22
Senior	17		26
Junior	10		15
Weekend	21		29-44
Weekend Twi	0		24
Peak			
Mon-Fri	22		32
Mon - Fri Twilight	0		25
Senior	19		26
Junior	10		15
Weekend	26		36-51
Weekend Twi	0		26

Off Season	2021 9 Holes	% Change	2022 Proposed		2021 18 Holes	% change	2022 Proposed
Mon-Fri	16	12.50	18		24	16.67	28
Mon - Fri Twilight	0		0		17	29.41	22
Senior	16	6.25	17		22	18.18	26
Junior	10	0.00	10		15	0.00	15
Weekend	19	10.53	21		29	0-51	29-44
Weekend Twi	0		0		20	20.00	24
Peak							
Mon-Fri	19	15.79	22		29	10.34	32
Mon - Fri Twilight	19		0		20	25.00	25
Senior	17	11.76	19		23	13.04	26
Junior	10	0.00	10		15	0.00	15
Weekend	21	23.81	26		36	0-42	36-51
Weekend Twi	21		0		22	18.18	26

Cart Fee	18 Holes	9 Holes
	17	11

AVG Green Fee

Lake Arbor	24	28,686
Coyote Creek	25.69	32,416
Buffalo Run	30	30,188
Aurora Hills	30.65	34,376
Thorncreek	30.86	30,844
Flatirons	31.14	31,587
Indian Tree	31.58	39,833
Saddle Rock	41.76	31,472
Saddleback	43.9	42,380
Riverdale Knolls	No info	No info
Riverdale Dunes	No info	No info

CITY OF FORT LUPTON CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-214

APPROVING THE SEVENTEENTH INTERIM AGREEMENT WITH PAYMENT TO THE NORTHERN INTEGRATED SUPPLY PROJECT (NISP) WATER ACTIVITY ENTERPRISE OF \$973,750 FOR PHASE 3A, PHASE 5, PHASE 6 AND PHASE 7 OF THE PROJECT FUNDED OUT OF THE WATER SALES TAX FUND

I. **Agenda Date:** Council Meeting – December 21, 2021

II. **Attachments:** a. Eighteenth Interim Agreement

III. **Summary Statement:**

The proposed agreement with the Northern Colorado Water Conservancy District (NCWCD) through the Northern Integrated Supply Project Water Activity Enterprise (NISP) is continuing Phase 3A, Phase 5, and Phase 6 and Phase 7 of the Project.

IV. **Submitted by:** _____
Leann Perino, Finance Director

V. **Finance Reviewed** _____
Finance Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____
City Clerk _____ Date _____

IX. Detail of Issue/Request:

Phase 3A consist of continuing work with federal agencies to obtain permitting, compliance with National Environmental Policy Act and all necessary field work and modeling.

Phase 5 consists of the geotechnical investigation and embankment design and highway 2087 relocation design.

Phase 6 is the conveyance delivery refinement, South Platte Water Conservation Project negotiations, land easement purchases, and time sensitive mitigations activities.

Phase 7 is the development of allotment contracts, financial planning, legal defense South Platte Water Conservation Project negotiations and mitigation planning.

NCWCD is increasing the spending on the NISP project \$8,400,000 in 2022. The majority of the expenditure increase will be in Glade design and design support, delivery refinement, environmental mitigation and NCWCD indirect costs.

Fort Lupton's pro-rata share (2,050-acre feet) of the 2022 cost is estimated to be \$973,750 the payment is requested by January 15, 2022.

X. Legal/Political Considerations:

There is no guarantee that this project will continue beyond Phase 4, unless the necessary permits are granted. The City has the right to assign its rights under this agreement, with the written consent of NISP.

XI. Alternatives/Options:

If the City should decide not to pay the amount requested, it would lose its rights in this project and the money invested to this point.

XII. Financial Considerations:

The 2022 budget of has \$1,0250,000 in the water sales tax fund for our 2,050-acre feet of participation. Payment will not be made to Northern Colorado Water Conservancy District's NISP Water Activity Enterprise until January 2022.

XIII. Staff Recommendation:

Approve the 18th Interim Agreement with Northern Colorado Water Conservancy District for the Northern Integrated Supply Project and approve payment of an amount not to exceed \$1,025,000 to be paid in January 2022.

EIGHTEENTH INTERIM AGREEMENT WITH THE
NORTHERN INTEGRATED SUPPLY PROJECT WATER ACTIVITY ENTERPRISE,
FOR PARTICIPATION IN THE
NORTHERN INTEGRATED SUPPLY PROJECT

This Agreement is made and entered into as of _____, 2021, by and between the Northern Integrated Supply Project Water Activity Enterprise, a government-owned business within the meaning of Article X, § 20(2)(d) of the Colorado Constitution, organized pursuant to C.R.S. § 37-45.1-101 et seq., owned by the Northern Colorado Water Conservancy District, and whose address is 220 Water Avenue, Berthoud, Colorado 80513 (the "NISP Enterprise"), and the City of Fort Lupton Utility Enterprise, whose address is 130 South McKinley Avenue, Fort Lupton, CO 80621-0148 ("Participant").

Recitals

- A. The NISP Enterprise is developing a water project (the "Project") for the purpose of developing a new reliable water supply for the beneficial use of the Participant and other entities.
- B. Overall Project costs will be divided among the entities that participate in the Project.
- C. The First, Second, and Fourth Phases of the Project, and years one through six of the Third Phase, have been completed.
- D. The Third Phase, Years 7 through 18 (hereinafter referred to as "Phase 3A"), will consist of further agency consultation, permitting with the U.S. Army Corps of Engineers and other agencies, compliance with the National Environmental Policy Act and other requirements for federal permitting, field work, and analysis for permitting, modeling, and other activities related to designing and permitting the Project.
- E. The Fifth Phase of the Project consists of the Glade Reservoir geotechnical investigation and embankment design advancement, Glade Reservoir Construction Manager/General Contractor (CM/GC) design involvement, Highway 287 relocation thirty percent design and CM/GC design involvement, and completion of the Galeton Dam preliminary design.
- F. The Sixth Phase involves continued NISP conveyance delivery refinement, South Platte Water Conservation Project negotiations, land and easement definition and potential purchase, and potential advancement of time-sensitive mitigation activities.
- G. The Seventh Phase involves the development of a NISP Allotment Contract, financial project planning, legal defense of the Project permits, and overall project administration.
- H. It is necessary that the NISP Enterprise pursue Phases 3A, 5, 6, and 7 of the Project at this time in order to be able to complete the Project on the time schedule desired by the participants.
- I. Pursuing this Phases 3A, 5, 6, and 7 of the Project on behalf of the participants will require continued funding from the participants.

Agreement

1. The Participant agrees to participate in Phases 3A, 5, 6, and 7 of the Project, under and pursuant to the terms and conditions of this Agreement. The Participant acknowledges that it shares a common interest in development of the Project and that privileged material may be shared with the Participant from time to time. A description of Phase 3A, Phase 5, Phase 6, and Phase 7 is included in Exhibit A. Participation in these phases of the Project in no way obligates the Participant to participate in subsequent phases of the Project or to continue involvement in the Project in any manner.
2. For the purposes of cost allocation in Phase 3A, Phase 5, Phase 6, and Phase 7, the cost is based upon the Participant's base requested capacity divided by the total requested base Project yield. The Participant's initial base requested capacity in the Project is 2,050 acre-feet of water yield. Attached hereto as Exhibit B is a table showing the currently anticipated permitted capacity in the Project and the pro rata share of the costs of the Project for 2022 for each Participant. This Agreement shall not apply to costs covered by the NISP Phase I Agreement between the NISP Enterprise and the Participant. The Participant may request a reduction, but not an increase, in base requested capacity, which will be implemented by the NISP Enterprise so long as any increased costs of design, environmental studies, permitting or other matters are paid by the Participant pursuant to its pro-rata cost basis. If a reduction in the Participant's base requested capacity is made, the formula for allocation of costs among the participants shall be changed accordingly so that all participants bear a pro rata share of the Phase 3A, Phase 5, Phase 6, and Phase 7 costs of the Project after the change based on their final base requested capacities. For purposes of the environmental analysis for the Project, the Participant's permitted capacity in the Project is 2,050 acre-feet of water yield. In the event that the Participant's base requested capacity is increased or decreased, the Participant's permitted capacity shall be increased or decreased in the same percentage as the percentage increase or decrease of the base requested capacity.
3. The Participant agrees to provide to the NISP Enterprise funds for its pro rata share of the anticipated 2022 costs necessary for Phase 3A, Phase 5, Phase 6, and Phase 7 of the Project. The NISP Enterprise estimates that the Participant's pro rata share of the costs of the Project is \$973,750 for 2022. The Participant will pay the NISP Enterprise its pro rata share of these 2022 costs on or before January 22, 2022. The NISP Enterprise will invoice the Participant for this payment. These estimated costs will not be increased or exceeded without the prior written approval of the Participant. Participant funds that are not expended during Phase 3A, Phase 5, Phase 6, and Phase 7 will be rebated back to each participant pro rata based on each participant's contribution of funds to the Project in Phase 3A, Phase 5, Phase 6, and Phase 7.
4. In the event that the Participant fails to make the payment set forth above at the specified time, the NISP Enterprise shall have the right to terminate this Agreement and cease all work on the Project for the benefit of the Participant. The NISP Enterprise shall give the Participant thirty (30) days' advance written notice of its intention to terminate this Agreement and cease work on the Project for the Participant's benefit under this paragraph. The Participant shall have until the end of said 30-day period in which to make all past due payments in full in order to cure its default hereunder. The Participant

shall in any event be responsible for its pro rata share of the 2022 costs of Phase 3A, Phase 5, Phase 6, and Phase 7 of the Project actually incurred by the NISP Enterprise up to the date of termination of this Agreement.

5. The NISP Enterprise agrees to diligently pursue Phase 3A, Phase 5, Phase 6, and Phase 7 of the Project in good faith to the extent that funds therefor are provided by the Participant under this Agreement and by other participants under similar agreements. By entering into this Agreement and accepting payments from the Participant, the NISP Enterprise does not obligate itself to, nor does the NISP Enterprise warrant that it will, proceed with the Project beyond Phase 7 or that it will construct or operate the Project. At the end of the Sixth Phase, the NISP Enterprise will determine after consultation with the participants whether to proceed with the Project. The NISP Enterprise agrees that, if the participants provide all required funding, if the NISP Enterprise has the ability, and if the Project is feasible and practical, it will pursue the construction and operation of the Project if requested to do so by a sufficient number of participants to fully fund the Project. In the event that the NISP Enterprise decides not to proceed with the Project, it will so notify the Participant and this Agreement will immediately and automatically terminate upon the giving of such notice.
6. In the event of termination of the Project, the Participant shall not be entitled to any return of funds paid to the NISP Enterprise for the Project, unless payments by participants exceed the NISP Enterprise's costs, in which case a pro rata refund will be made. In the event of such termination, the Participant shall be entitled to receive copies of any work products developed by the NISP Enterprise or its consultants on behalf of the Participant, and NISP Enterprise Board shall, in its sole discretion: (i) convey to the Participant, as a tenant in common with all other participants who have not been terminated under Paragraph 4 above, a pro rata interest in all real and personal property acquired by the NISP Enterprise for the Project with funds provided under this Agreement or similar agreements with other participants; or (ii) disburse to the Participants the proceeds of any sale of assets in proportion to each Participant's Cost Share.
7. The Participant shall have the right to assign this Agreement and the Participant's rights hereunder, with the written consent of the NISP Enterprise, which consent shall not be unreasonably withheld, to any person or entity that is eligible to receive water deliverable through the Project and that is financially able to perform this Agreement.
8. In the event that this Agreement is terminated for any reason, the Participant shall not be entitled to any return of any funds paid to the NISP Enterprise for the Project, and the NISP Enterprise shall have no further obligations to the Participant, except as provided in Paragraphs 3 and 6 above for those participants who have not been terminated under Paragraph 4 above.
9. Notwithstanding any other provision of this Agreement to the contrary, the Participant's maximum financial obligation under this Agreement shall be the payment of \$973,750 set forth in Paragraph 3 above. The Participant shall have the right to terminate this Agreement at any time. In the event of such termination, each of the parties hereto shall be immediately released from all obligations recited herein as if this Agreement had not

been entered into, except that the Participant shall be entitled to a return of funds paid to the NISP Enterprise as provided in Paragraph 8 above.

10. In the event that additional costs must be incurred for Phase 3A, Phase 5, Phase 6, and Phase 7 in 2022, the parties may amend this Agreement in writing to provide for further payment by the Participant of the costs for 2022. However, the Participant is not obligated under this Agreement to pay any costs for Phase 3A, Phase 5, Phase 6, and Phase 7 beyond the costs stated in Paragraph 3 above.
11. This Agreement shall be interpreted under the laws of the State of Colorado. Venue for any disputes concerning this Agreement shall be in the Weld County, Colorado, District Court.
12. Nothing in this Agreement shall be construed to waive the protections and immunities afforded the NISP Enterprise and the Participant under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 et seq., and any similar or successor statutes of the State of Colorado.
13. Except for the obligation to pay money, neither party shall be liable to the other party for any delay or inability to perform its obligations hereunder by reason of acts of God, acts of the public enemy, riot, civil commotion, insurrection, acts or failure to act of governmental authorities, war, pandemic, or any other cause or causes beyond the party's reasonable control.
14. This Agreement is the entire agreement between the NISP Enterprise and the Participant regarding participation in Phase 3A, Phase 5, Phase 6, and Phase 7 of the Project and shall be modified by the parties only by a duly executed written instrument approved by the Participant and the NISP Enterprise's Board of Directors.
15. This Agreement is subject to approval by the NISP Enterprise's Board of Directors and shall become binding on the NISP Enterprise only upon such approval.

CITY OF FORT LUPTON UTILITY ENTERPRISE

By: _____

Name: _____

Title: _____

NORTHERN INTEGRATED SUPPLY PROJECT
WATER ACTIVITY ENTERPRISE

By: _____

Bradley D. Wind
General Manager

EXHIBIT A
DESCRIPTION OF PHASE 3A, PHASE 5, PHASE 6, and PHASE 7
NORTHERN INTEGRATED SUPPLY PROJECT

Phase 3A consists of a continuation of the permitting work associated with NISP. The work in 2022 will largely be remaining efforts in support of the final 404 permit and Record of Decision, response to comments on the Final EIS, and mitigation development. Additionally, there will be work in support of the public information effort for NISP as well as overall Northern Water administration and legal support.

Phase 5 will consist of the Glade geotechnical investigation and embankment design advancement and Highway 287 relocation thirty percent design. Additionally, the Construction Management/General Contractor (CM/GC) will be provide design and planning support for Glade Reservoir. Work will also continue on the Highway 287 design development.

Phase 6 involves the following additional 2022 activities:

- NISP conveyance will continue to be refined including evaluation of Participant flow requirements, pipeline sizing and route refinement, delivery system exchange potential, C-BT exchange potential, conveyance cost estimating, and cost allocation methodology development.
- South Platte Water Conservation Project negotiations will be advanced with the affected ditch companies and shareholder cooperative agreements will be developed.
- Land and easement requirements will be more specifically identified.
- Mitigation plans will continue to be advanced and time sensitive mitigation activities will be pursued.

Phase 7 involves the following 2022 activities:

- Project financial planning
- Allotment contract development
- Legal defense of the Army Corps of Engineers 404 permit, the Larimer County 1041 Permit, and the Fort Collins Site Plan Advisory Review (SPAR) permit.

EXHIBIT B
PARTICIPANT YIELD AND COSTS
PHASE 3A, PHASE 5, PHASE 6, and PHASE 7

Northern Integrated Supply Project

Revised Projected 2022 Expenditures

Revised 12/2/2021

<u>Item</u>	<u>Year 2022</u>
Glade Design Activities	\$ 4,900,000
Glade CMGC Design Support	\$ 5,500,000
HW 287 Design Activities	\$ 1,000,000
NISP Delivery Refinement	\$ 2,325,000
River Intake Predesign and Design	\$ 300,000
Environment & Mitigation	\$ 4,200,000
WQ Sample Testing	\$ 200,000
Northern Water Labor	\$ 1,400,000
Legal	\$ 400,000
Communications	\$ 100,000
ROW-Land Appraisal/Title/Survey	\$ 200,000
Pipeline Easements	\$ 1,000,000
SPWCP Negotiations	\$ 200,000
Contingency/Other	\$ 1,275,000
Total	\$ 23,000,000
Approximate Carry Over from 2021	\$ 4,000,000
Total Due from Participants	\$ 19,000,000

<u>Participant</u>	<u>Project Yield (Acre-ft)</u>	<u>Percent of Project</u>	<u>2022 Budget</u>
Central Weld Co. W.D.	3,500	8.75%	\$ 1,662,500
Dacono	1,250	3.13%	\$ 593,750
Firestone	1,300	3.25%	\$ 617,500
Frederick	2,600	6.50%	\$ 1,235,000
Eaton	1,300	3.25%	\$ 617,500
Erie	6,500	16.25%	\$ 3,087,500
Evans	1,200	3.00%	\$ 570,000
Fort Collins-Loveland. W.D.	3,400	8.50%	\$ 1,615,000
Fort Lupton	2,050	5.13%	\$ 973,750
Fort Morgan	3,600	9.00%	\$ 1,710,000
Lafayette	1,800	4.50%	\$ 855,000
Lefthand W.D.	4,900	12.25%	\$ 2,327,500
Morgan County Q.W.D.	1,300	3.25%	\$ 617,500
Severance	2,000	5.00%	\$ 950,000
Windsor	3,300	8.25%	\$ 1,567,500
Total	40,000	100.00%	\$ 19,000,000

CITY OF FORT LUPTON CITY COUNCIL



Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3

Zo Stieber, Mayor

David Crespino, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-215

APPROVE WATER AND SEWER RATE INCREASES EFFECTIVE JANUARY 1, 2022

- I. **Agenda Date:** Council Meeting – December 21, 2021
Utility Enterprise Board First Public Hearing – December 21, 2021
Utility Enterprise Board Second Public Hearing – January 4, 2022

- II. **Attachments:** a. Water & Sewer Rate Schedule

III. **Summary Statement:**

The City has not raised water and sewer rates since January 2019. The Sewer fees are covering the operating and maintenance costs for the waste water systems. The water fees are no longer covering the increasing costs to run the water treatment plant and the non-potable water systems and increases are needed.

-
- IV. **Submitted by:** _____
Leann Perino, Finance Director

- V. **Finance Reviewed** _____
Finance Director

- VI. **Approved for Presentation:** _____
City Administrator

- VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

- VIII. **Certification of Council Approval:** _____
City Clerk _____ Date _____

IX. Detail of Issue/Request:

The current utility rate plan and the 2022 proposed rate plan are as follows:

Utility Rates			
	Current Rate Plan	Proposed Increase	Net Change
Water			
Monthly Base Charge			
Base Fee	\$ 28.85	\$ 34.65	\$5.80
Assessment	\$ 2.90	-	(2.90)
Capital Projects	\$ 2.90	-	(2.90)
Total Base Charges	\$ 34.65	\$ 34.65	No Change
Per 1,000 gallon			
<12,000	\$ 4.98	\$ 4.98	No change
>12,000<20,000	\$ 5.81	\$ 7.12	\$ 1.31
>20,000	\$ 7.82	\$ 9.58	\$ 1.76
Non-Potable Water			
<12,000	\$ 1.00	\$ 1.00	No change
>12,000<20,000	\$ 1.25	\$ 1.25	No change
>20,000	\$ 1.50	\$ 1.50	No change
Bulk Water Rate	\$10.00	\$12.00	\$2.00
Sewer			
Monthly Base Charge	\$ 16.60	\$ 16.60	No change
Per 1,000 gallon	\$ 5.79	\$ 5.79	No change
Sewer Non-metered	\$ 38.75	\$ 38.75	No change

X. Legal/Political Considerations:

Sections 13-26(a) and 13-136 (a) allows the Utility Enterprise Board to amend monthly user charges by a written resolution. However, the Board must publish and hold a minimum of two public meetings on the new rates.

XI. Alternatives/Options:

1. *Delay increasing rates at this time.*
2. *Increase by a different amount*

XII. Financial Considerations:

The 2022 budget's operating revenues are not covering the operations, maintenance and debt service expenses for the year. The increase in rates will cover 82% of the shortfall.

XIII. Staff Recommendation:

This is the first of two required public hearings for utility rate increases. A resolution will be attached to the AM presented for approval on January 4, 2022

**CITY OF FORT LUPTON, CO
WATER & SEWER RATE SCHEDULE**

2022 Rate

WATER:

MONTHLY BASE FEES:

Water Base	\$34.65
Augmentation Surcharge	
System Maintenance Fee	
Total Monthly Water Base Fees	\$34.65

WATER USAGE:

(Billed per 1,000 gallons used)

Potable Water:	0 - 12,000 Gallons	\$4.98
	12,001 - 20,000 Gallons	\$7.12
	> 20,000 Gallons	\$9.58

Non-Potable Water:	0 - 12,000 Gallons	\$2.50
	12,001 - 20,000 Gallons	\$2.75
	> 20,000 Gallons	\$3.00

Bulk Water:	\$12.00
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SEWER:

MONTHLY BASE FEES:

Sewer Base	\$16.60
For Non-Metered Accounts Only	\$38.75

Reg85 Fee:	Single Family Home, Multi-Family per unit	\$20.00
	Commerical tap based on size of meter:	
	3/4"	\$40.00
	1"	\$96.00
	1.5"	\$220.00
	2"	\$400.00
	3"	\$860.00
	4"	\$1,660.00
	6"	\$4,360.00

SEWER USAGE:

(Billed per 1,000 gallons of water used - summer sewer average may apply)

Summer Sewer: For those that water landscaping in May - Oct., sewer usage may be based on avg. water used in preceeding Dec. - Feb. if usage by you exists

All Metered Accounts per 1,000 gallons usage	\$5.78
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STORM DRAINAGE:

MONTHLY BASE FEES:

Residential		\$3.80
Non-Residential	Based on sq.footage of non-greenbelt area on property (\$3.80 minimum - \$83.34 maximum)	\$0.000346

MISC FEES:

Late fee if past due amount not paid by 5:00 pm the day prior to the scheduled shut off day as appears on mailed notice	\$15.00
Water turn on by City including when water has been shut off for non-payment	\$15.00
Water meter read by City other than normal monthly read for billing	\$15.00
Water meter check for leak, high consumption, frozen meter, etc. (1 free one per calendar year)	\$15.00
Returned payment fee (cash, money order, credit card only after second one received by City)	\$25.00
Independent testing of water meter (\$75 rebate given if meter found to be outside certified limits)	\$75.00
New construction water usage to be paid at time building permit is obtained	\$100.00
Meter tamper fee (materials to fix or replace meter will also be charged)(Court fees may also apply)	\$100.00

Hydrant meter water usage is billed at \$10.00/1,000 gallons used. A permit is required to access one of our hydrants.

All accounts will be charged the monthly service charges for water, sewer, and storm drain whether water is turned on or off.

Public Notice

Schedule Public Hearing

Notice is hereby given to the residents and taxpayers of the City of Fort Lupton that the Fort Lupton Council/Utility Enterprise Board will consider amending the water and sewer rates effective January 1, 2022 at the regularly scheduled meeting of the Fort Lupton City Council/Utility Enterprise Board **on Tuesday, December 21, 2021 and Tuesday, January 4, 2022 at 7:00pm.** The public hearing will take place at the city administration building, 130 South McKinley, Fort Lupton Colorado. Any citizen may appear at the public hearing and will be given the opportunity to comment on said water and sewer amendment if they so desire.

Legal Notice No. FLP486

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Upcoming Events

December 24, 2021	City Hall Closed in Observance of Christmas
December 28, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
December 31, 2021	City Hall Closed in Observance of New Year's Day
January 4, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
January 11, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
January 17, 2021	City Hall Closed in Observance of Martin Luther King Jr. Day
January 18, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.