

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 6, 2022**

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, January 6, 2022.

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

ROLL CALL

Board Members Present: Chair Mike Simone, Vice-Chair Bush White and Member Paul Weber. Members Thomas Holton and Kathy Kvasnicka participated remotely via GoToMeeting.

City Staff Present: Planning Director Todd Hodges, Planner Alyssa Knutson and Planning Technician Magaly Morales-Tejada. Planner Maria Lancto participated remotely via GoToMeeting.

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

Paul Weber moved to approve the agenda and Bush White seconded.

CONSENT AGENDA

Bush White moved to approve the consent agenda and Paul Weber seconded.

PUBLIC COMMENT

There was no public comment.

ACTION ITEMS

Election of Officers

Vice-Chair Bush White called for a motion to maintain current Chair Mike Simone. Chair Simone amended the motion to also maintain current Vice-Chair Bush White. There were no other nominations. Motion passed unanimously.

P2022-001 Cottonwood Greens Amended Sketch Plat and Sketch PUD Plan

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Planner Alyssa Knutson presented this item, she stated that the applicant has submitted a request for an amended sketch plat and PUD plan for a residential subdivision located north of 9th Street, and between Northrup Avenue and County Road 31. This amendment to the original sketch plat and PUD plan brings in an additional parcel, known as the Conner Parcel. It also amends the piece to the north of the Conner parcel, known as the Thermo Farms parcel to reflect changes to that parcel the applicant is requesting from the original sketch plat and PUD plan. Notification requirements have been met and the applicant will be providing a brief presentation.

Chair Simone asked applicant, Kristin Turner, 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 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. Turner answered yes to all questions.

Ms. Turner stated that they are proposing 410 detached lots and 137 attached lots. This sketch was originally approved in 2019, however they are now able to include the Conner property which will allow for cohesiveness throughout the development. There is an open space buffer all the way around the perimeter of the subdivision, the previously approved 9th street streetscape will be continued along the frontages of the Thermo-Farms and Conner additions. The primary neighborhood park is centrally located and there are several trails throughout the subdivision. The Thermo-Farms piece is generally staying the same to what was previously approved, there have been slight changes to address road alignment, detention and utilities. The Conner piece is a new addition, there will be a road connection through this piece to the Thermo-Farms property. A new connection is being proposed along the southern property along with more open space.

Jim Righeimer, one of the applicants, added that the first 172 lots are basically done. The City is finishing 9th St and the subdivision is coming along nicely and the existing trail is already being used by the community.

Chair Simone asked Ms. Turner if she felt that she had a full and fair opportunity to present all application materials to the commission tonight.

Ms. Turner stated yes.

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

Member Holton asked for clarification on the existing battery owned by Occidental Oil & Gas on the south end of the property.

Planner Knutson stated that there are conditions of approval for the applicant to address the setbacks in that area.

Mr. Righeimer stated that they are in negotiations to address the wells. He stated that half of the wells are already plugged and abandoned, the other half will be plugged and abandoned and the battery will come out.

Member Holton asked for the total number of lots.

Planner Knutson stated that there will be 410 single-family attached and 137 single-family detached.

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Member Holton asked if there will be any road improvements to 9th Street.

Mr. Righeimer stated that the road has already been widened and there are some requirements for County Road 31 as well.

Chair Simone asked if there will be a trail on the east side of the property.

Ms. Turner stated that there are many internal trails throughout the subdivision, these will be designed more intricately in the preliminary and final plat.

Chair Simone asked if there will be a sidewalk along 14th street.

Mr. Righeimer stated that they will propose a sidewalk along 14th Street once it is built.

With no further comments, Member Weber moved to approve P2022-001. 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.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on January 13, 2021 at 6:00 PM.

ADJOURNMENT

Chair Simone adjourned the meeting at 6:28 PM.

Submitted by



Magaly Morales-Tejada, Planning Technician

Approved by Planning Commission



Mike Simone, Chair