

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
February 10, 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, February 10, 2022.

Chair Mike Simone called the meeting to order at 6:01 p.m.

ROLL CALL

Board Members Present: Chair Mike Simone, Vice-Chair Bush White and members Kathy Kvasnicka, Paul Weber and Thomas Holton.

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

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

CONSENT AGENDA

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

PUBLIC COMMENT

There was no public comment.

ACTION ITEMS

P2022-003 Hope Grayson Site Plan

Planner Maria Lancto presented this item, the site is located on the northeast corner of Copper Place and Highway 52 and is part of the Vincent Village Subdivision. The proposal includes two general commercial buildings totaling approximately 10,000 square feet. The south building will be used for a dental office, and the north building is planned for a future phase and does not have a specific user at this time. This property is zoned C-1 General Commercial and dental clinics are a use-by-right. All notification requirements have been met.

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Chair Simone asked applicant, Denise Ramirez, if she voluntarily signed and submitted the written waiver and consent to proceed electronically tonight, if she felt she had a full and fair opportunity to participate in tonight's public hearing

Ms. Ramirez stated yes.

Chair Simone asked the applicant if there was anything else she would have wanted to present in support of her application that she felt she was prevented from doing.

Mr. Ramirez stated no.

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

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

Member Weber asked what type of dental office this will be.

Ms. Ramirez stated it will be a general dental office.

Member Holton asked if the applicant would be building or operating the dental office.

The applicant stated that McCauley constructors will be building the office and the applicant will be operating.

Member Holton asked to see elevations of the buildings.

Staff displayed the building elevations for the board.

Member White asked for clarification on which elevation would be facing highway 52.

The applicant stated that the rear of the building will face highway 52 and the building consists of 360-degree architecture.

Member Holton asked if both buildings would be built at this time.

The applicant stated that only the dental office is being built at this time, the second building will be built once there is a user for that building.

With no further comments or questions, Member Weber motioned to approve P2022-003. Member Kvasnicka seconded. Motion passed unanimously.

P2022-004 Future Land Use Map Amendment

Planner Maria Lancto presented this item. She stated that the remaining hearings for tonight will be for the same application, however separate public hearings will be held for each item. This item is for a proposed comprehensive plan amendment, specifically amending one parcel on the future land use map. This property is located north and adjacent to the intersections of 2nd Street and Dales Place and 2nd Street and Copper Place. The

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parcel is currently designated for General Commercial uses and the proposal is to change that to Multi-Family Uses. This proposed amendment is in response to the next public hearings which include a change of zone to the 'PUD' Zone District and a site plan for a multi-family development. This proposed amendment would create a better transition between the commercial properties to the south and the residential properties to the north. Additionally, the comprehensive plan identifies a greater need for housing diversity and specifically multi-family housing, therefore this is supported by the text of the comprehensive plan. All notification requirements have been met. The applicant is present but will provide their main presentation during the Change of Zone hearing. Staff is proposing an amendment to the proposed resolution, an addition of a condition of approval which stated that "The Comprehensive Plan Amendment is contingent on the Change of Zone, Plan No. COZ2021-0007."

Chair Simone asked applicant, Ryan Zent, if he voluntarily signed and submitted the written waiver and consent to proceed electronically tonight and if he felt he had a full and fair opportunity to participate in tonight's public hearing

Mr. Zent stated yes.

Chair Simone asked the applicant if there was anything else he would have wanted to present in support of his application that he felt he was prevented from doing.

Mr. Zent stated no.

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

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

Member Holton stated that although these hearings are separate, this item affects the remaining items, therefore he would like more information prior to voting on this item.

Member Holton motioned to table P2022-004. Member White seconded. Motion passed unanimously.

P2022-005 Sagebrush Apartments Change of Zone

Planner Maria Lancto presented this item. She stated that this application is for a change of zone request from the 'C-1' General Commercial Zone District to the 'PUD' Planned Unit Development Zone District for the property identified on the map above. The 'PUD' zoning would allow for the multi-family development and is based off the R-3 Zoning with a few changes as outlined in the PUD Plan, which is tied to the site plan. All notification requirements have been met, and the applicant is present to provide a presentation on the project as a whole.

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

Mr. Zent stated yes

Applicant, Ryan Zent, provided a brief presentation. He stated that they are proposing a 72 unit workforce housing project that will consist of two, 3-story 36-unit buildings with 24 two-bedroom/two-bath units, and 12 three-bedroom/ two-bath units, ranging from 663 to 1,115 Sq. ft. Additionally the community will feature a 2,300 sq. ft. community center with an on-site leasing office and management, as well as other amenities including a kitchen,

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business center. This housing is targeted towards workforce families earning up to almost \$65,000. Michaels Development will develop this project and will be the long-term owner and management of this property. Building materials used will be resilient and sustainable and will consist of wood-frame on a post-tensioned foundation system. All units will feature amenities such as in-unit washer/dryers, outdoor patios, secondary bathrooms in all the two-bedroom units, high-quality light fixtures and plumbing fixtures. This development aligns with the existing surrounding community, which include residential properties, public schools, commercial properties and community amenities.

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support is his application.

Mr. Zent stated yes.

Chair Simone asked if there was anything he would have like to present that he felt he was prevented from doing.

Mr. Zent stated no.

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

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

Member Holton asked for clarification on the income cap.

Mr. Zent stated that there would be a cap of \$65,00. The target income is between \$35,000 - \$65,000. He pointed out that the average salary for a teacher in Weld County is about \$40,000.

Member Holton asked what the anticipated congestions is.

Mr. Zent stated that a traffic study was completed and they have worked with the city to design offset entrances from the other entrances off of Highway 52, which is expected to reduce any congestion in the general area.

Member White motioned to table P2022-005. Member Weber seconded. Motion passed unanimously.

P2022-006 Sagebrush Apartments Site Plan and PUD Plan

Planner Maria Lancto presented this item. She stated that this is the final Planning Commission public hearing for this project this evening. All notification requirements have been met and the proposed resolution for this has several conditions of approval, which the applicants have already been working closely with city staff on.

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

Mr. Zent stated yes

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support is his application.

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Mr. Zent stated yes.

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

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

Member Weber asked if there is a buffer between the northern building and the residential properties fence line.

Mr. Zent stated that there will be a landscape buffer along the back border.

Member Weber stated that this question was brought on in consideration of kids being behind the buildings.

Mr. Zent stated that the community design will hopefully keep children in the central part of the community where a tot-lot is provided near the community center and central to the buildings.

Member Weber asked if there will be a path between the parking lot and Beth Ave.

Mr. Zent stated that the adjacent lot will be different ownership, but as it develops it will most likely be addressed by future developers.

Planning Director Hodges stated that there is a long history in the platting of that road and if development occurs on that adjacent lot this will be discussed.

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support is his application.

Mr. Zent stated yes.

Chair Simone asked if there was anything he would have like to present that he felt he was prevented from doing.

Mr. Zent stated no.

Member Holton motioned to table P2022-006. Member White seconded. Motion passed unanimously.

P2022-004 Future Land Use Map Amendment

Member White moved to re-visit item P2022-004. Member Weber seconded. Motion passed unanimously.

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

Mr. Zent stated yes

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support is his application.

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Mr. Zent stated yes.

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

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

Member Holton asked what the direct benefit to the city of having this development on this site is, versus it being developed on a different site that's already zoned for this type of development. He expressed concern with removing a commercial area in exchange for residential development.

Chair Simone stated that he likes the buffer between the other residences and the existing commercial uses in that area.

Member Holton stated that there will still be several lots that will not have this development as a buffer.

Chair Simone asked if this development could be built if the zoning stayed commercial.

Planning Director Hodges stated that there is specific zoning for multi-family uses, this specific project is being proposed as a PUD Zoning district due to the changes included in the PUD Plan.

Planner Alyssa Knutson stated that this type of use is not allowed in the current commercial zoning.

Member Holton stated that as a resident he would like to see more businesses in the area and specifically on this piece of property.

Discussion occurred among board members on the purview of the commission in relation to the comprehensive plan as well as procedural clarification.

Planner Knutson stated that a reason staff recommends this amendment is because as more people move in to the city, more retail is generated in commercial areas that remain available.

Member Holton stated that he agrees with this statement, however the question is where can more commercial move in. He reiterated that he feels this is one of the best commercial lots in the area and he feels that the comprehensive plan designated this lot as commercial for a reason.

Planning Director Hodges stated that, to his knowledge, this property was zoned residential prior to being changed to commercial zoning which is why it remained as commercial when the comprehensive plan was adopted.

Member Holton stated that he does feel that the city has done a great job with new developments, but he feels as though commercial properties are being pushed outside of the residential areas.

Chair Simone stated that no commercial applications had come in for this property, so he feels as though there is not much of a demand for this property to be used commercially.

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Member White stated that he likes the proposed change to residential as well as the project as a whole, as it reminds him of the Belmar area, which looks nice and provides the families that live in this housing access to the surrounding businesses.

Chair Simone stated he also likes the idea of residential use in this area and likes the walkability. He stated that lower income households may not have 2 vehicles but this location would provide walking access to Safeway, the pharmacy and other amenities and businesses. This walkability also generates less vehicle traffic to these businesses than if this development was in a different area.

Member Weber stated that he prefers this usage versus the open space that has existed for a long time on this property.

Member Kvasnicka stated that she does not like the idea of reducing the already limited commercial zoning, however this property has been vacant for many years and has not been proposed for commercial usage. She stated that she likes this area for the proposed development and this addition is good for the community and is centrally located. She stated that the access to the area does not seem to be conducive for most commercial development.

Member Weber stated that there are currently many vacancies for commercial usage along Denver Avenue.

Discussion occurred among commissioners and staff regarding the availability and future plans for parking in the downtown area.

With no further comments, Member White moved to approve P2022-004. It was seconded by Member Weber. Motion passed with 4 yes votes and 1 no vote.

P2022-005 Sagebrush Apartments Change of Zone

Member White moved to re-open item P2022-005. Member Weber seconded.

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

Mr. Zent stated yes

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

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support of his application.

Mr. Zent stated yes.

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

Member Holton asked if any part of this development will be subsidized.

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Mr. Zent stated no, he stated that they are working with Housing Authority in other aspects for the rent, however this will not be subsidized housing.

Member Holton asked for clarification on what they are working with the Housing Authority on if not for subsidization.

Mr. Zent stated that they often work with the local Housing Authorities in order to create a strong partnership with a local authority. There will also be some tax benefits.

With no further discussion, Member White motioned to approve P2022-005. Member Weber seconded. Motion passed unanimously.

P2022-006 Sagebrush Apartments Site Plan and PUD Plan

Member White moved to re-open item P2022-006. Member Kvasnicka seconded.

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

Mr. Zent stated yes

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

Chair Simone asked the applicant if he felt he had a full and fair opportunity to present all items in support of his application.

Mr. Zent stated yes.

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

With no further discussion, Member White motioned to approve P2022-006. Member Weber seconded. 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

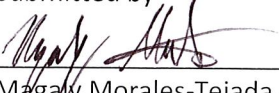
The next meeting of the Planning Commission will be on February 24, 2022 at 6:00 PM.

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ADJOURNMENT

Chair Simone adjourned the meeting at 6:56 PM.

Submitted by



Magaly Morales-Tejada, Planning Technician

Approved by Planning Commission



Mike Simone, Chair