

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
January 19, 2016**

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, on Tuesday, January 19, 2016. Chairperson Mike Simone called the meeting to order at 6:00 p.m.

**ROLL CALL**

Planning Technician Mari Peña called the roll. Those present were Chairperson Mike Simone, Commission members Bruce Davis, Bush White, Dan Parrish, Lynne Derby and Tim Hoskens. Also present were Planning Director Todd Hodges and Planning Technician Mari Peña.

**APPROVAL OF AGENDA**

Planning Technician Mari Peña noted that Election of Chairperson and Vice-Chairperson be listed as Item D under Discussion Items. Dan Parrish made a motion to approve the agenda as amended and Tim Hoskens seconded the motion.

Motion carried unanimously by a voice vote.

**CONSENT AGENDA**

It was moved by Bruce Davis and seconded by Tim Hoskens to approve the Consent Agenda as submitted. The following item was part of the Consent Agenda:

Approval of the Minutes of the October 20, 2015 meeting.

Motion carried unanimously by a voice vote.

**DISCUSSION ITEMS**

**P2016-001 85 Pawn & Sales Site Plan Review**

The Planning Chair asked for a brief description of the project.

The Planning Director, Todd Hodges, stated that this project is part of the Balderas Annexation and is an existing site with a Special Use Permit to store wrecked vehicles for the state patrol. This project is an expansion to the existing use and requires a site plan review. The construction of the new building includes a sales office. Referral comments are addressed on the Resolution. The Applicants are Manuel and Anita Balderas who are represented by their son, Daniel Balderas, and all are present at this hearing. The new business will use the existing access drive from Highway 85. Comments from Glorice Hice-Idler with CDOT were received and indicated there were no concerns with the use of the existing access.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**January 19, 2016**

The Planning Director indicated a letter from Kerr-McGee Oil and Gas was received today and all members and the Applicants have received a copy. This is the third (3<sup>rd</sup>) land use hearing for this property and the letter should not hold up the site plan review. Any agreements between the owner and mineral lease holder is between them. The building on the site plan is 48x60 but there is a possibility that the orientation of the building will change and should not affect the overall drainage. Staff will continue to work with the Applicants on the orientation of the building.

The Planning Chair opened the public hearing at 6:06 p.m., however there was no public for or against the project. The Planning Chair closed the public hearing at 6:06 p.m.

Member Lynne Derby asked for clarification of the orientation. Daniel Balderas indicated that instead of the building being 48x60 it would be rotated to be 60x48 to accommodate a larger office space.

Member Dan Parrish inquired about the two wells on the property, one to service the residence and the other to service the commercial business. The commercial well is not currently in use. The existing well for the residence is for domestic use. Mr. Parrish questioned permits for the two wells.

Owner Manuel Balderas, noted the second well is for commercial use and it is not tied into the residence. The commercial well will be tied into the commercial business as it is a separate building. The commercial well is not servicing the residence. A septic permit will be obtained from the Weld County Health Department.

The Planning Chair noted that item 1(B) (2) reads, "...dead and dying landscaping material shall be replaced at the earliest reasonable date" and recommends that the following be added to the end "as determined by the City of Fort Lupton," because a reasonable date for the Applicants may differ from that of the City.

Member Bush White commented that the area should look visibility appealing from the Highway.

Member Bruce Davis inquired about the business. Daniel Balderas indicated the business is strictly an auto pawn where owners of a vehicle bring in their vehicle for a loan. If the owner of the vehicle does not pay back the loan the vehicle will be sold. There will be no selling of vehicle parts and the storage of vehicles for the law enforcement will continue.

The Planning Chair asked about oil and antifreeze changes, who will pick up the liquid waste. The Planning Director added that the Fire District has knowledge of what liquids are on site and who remove the liquids. Member Bruce Davis added that any used oil is monitored by the State. Daniel Balderas noted that he would be looking into a heater for the building and there are heaters that use recycled oil to heat up the shop. The Planning Chair asked Daniel

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
January 19, 2016**

Balderas if he would be disposing of any materials such as liquids as per City, State and Federal laws. He answered yes.

The Planning Chair suggested the Item 1(B)(1) of the Resolution be removed or amended prior to presenting to Council as this item is more for trucking businesses.

Planning Director Todd Hodges agreed and will review the item as Highway 85 is within CDOT's jurisdiction.

Tim Hoskens made a motion to approve Resolution P2016-001 for the Balderas Site Plan and Bush White seconded the motion.

The Planning Chair made a motion to remove item 1(B)(1) from resolution and amend item 3 regarding the landscape to be removed and replaced with "as determined by the City." Tim Hoskens made a motion to approve the Resolution as amended and Bruce Davis seconded the motion.

Motion carried unanimously by voice vote.

**Upcoming land use applications and updates**

Planning Director Todd Hodges informed members that while no hearings have been scheduled, there are two projects that have been submitted for review. Members will be notified of the hearings.

**Election of Chairperson and Vice Chairperson**

Tim Hoskens made a motion to elect Mike Simone as Chairperson. Bush White acknowledged the motion and Lynne Derby seconded the motion.

Mike Simone made a motion to elect Tim Hoskens as Vice Chairperson. Bruce Davis seconded the motion.

Motions passed on voice vote.

**ADJOURNMENT**

It was moved by Bruce Davis and seconded by Tim Hoskens to adjourn the January 19, 2016 Planning Commission meeting at 6:31 p.m.

Motion carried on voice vote.

  
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Mari Peña, Planning Technician

**RECORD OF PROCEEDINGS  
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Approved by Planning Commission



Mike Simone, Chairperson