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## Board of Adjustment

Bruce Fitzgerald  
Lynne Derby

Mark Grajeda, Chairperson

Justin Ceretto

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**Board of Adjustment Agenda  
Regular Meeting  
Monday, February 25, 2019  
6:00 P.M.**

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

**Call to Order - Roll Call**

**Approval of Agenda**

**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 member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Discussion Items.

- a. Approval of the Minutes of the January 14, 2019 Meeting

**Action Item**

- b. Election of a Chairperson

**Discussion Items**

- c. Update on projects completed by Planning Department

**Future Business**

- d. None

**Adjourn**

**RECORD OF PROCEEDINGS  
FORT LUPTON BOARD OF ADJUSTMENT  
January 14, 2019**

The Board of Adjustment of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Board of Adjustment, on Monday, January 14, 2019 at 6:01 PM.

**ROLL CALL**

Roll was taken and those present were Chairperson Mark Grajeda, Board Members Bruce Fitzgerald, Lynne Derby, and Justin Ceretto. Also present were Planning Director Todd Hodges, City Planner Alyssa Knutson, and Planning Technician Stephanie Darnell.

**APPROVAL OF AGENDA**

Chairperson Mark Grajeda asked for a motion to approve the agenda. It was moved by Member Lynne Derby and seconded by Member Bruce Fitzgerald to approve the agenda as submitted.

Motion carried unanimously by a voice vote.

**CONSENT AGENDA**

Chairperson Mark Grajeda asked for a motion to approve the consent agenda. It was moved by Member Lynne Derby and seconded by Member Justin Ceretto to approve the consent agenda as submitted.

Motion carried unanimously by a voice vote.

**ACTION ITEM**

**BOA2019-001: Variance Request for the Construction of a 100 Foot Communication Tower**

Planning Director Todd Hodges introduced that project. He stated that the project was initially done at an administrative level at seventy (70) feet, however once construction started there were trees in the line of sight. He stated that the applicant came in to discuss options, and decided to go with a variance. He stated that staff recommends to approve the request since it was deemed that it met the intent for the purpose of the variance.

Nathan Keiser, representative for Anadarko Petroleum – Kerr McGee, at 1099 18<sup>th</sup> Street, Denver, CO 80202 stated that the company did an in-depth analysis on the options they should explore outside of coming in for a variance. He stated that initially the company was looking at a maintenance plan to trim the trees, however they were concerned that raptors would nest in the trees and prevent them from being trimmed. He stated that the tower allows for the facility to be operated remotely and keep the amount of traffic reduced. He stated that they were open to location requests to help meet the code since it is a much taller tower.

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Chairperson Mark Grajeda asked about the notification requirements.

Mr. Hodges stated that a newspaper publication was submitted and there was a public notice sign posted on the property. He stated that there have not been any comments to come in for or against this project.

Mr. Keiser stated that the tower is also under the Federal Aviation Administration (FAA) regulations for lighting; so they would not need to attach lights to the tower.

Chairperson Mark Grajeda asked if the tower was going to be used exclusively for Anadarko, or if it was intended to be rented out to other companies.

Mr. Keiser stated that the tower is currently used just for Anadarko.

Chairperson Mark Grajeda asked if the City would be able to utilize the tower in the future.

Mr. Hodges stated that there are currently discussions to explore the options for this project as well as another annexation for the City's IT Department to potentially use the equipment.

Mr. Keiser stated that they are interested in having their IT and the City's IT department discuss potential options. He stated that for reference, this facility is communicating with another compressor station on County Road 10. He estimated that the tower on that site is about one-hundred and forty (140) feet.

Chairperson Mark Grajeda asked if that tower needed to be approved.

Mr. Hodges stated that the location is not in the city limits.

Mr. Keiser stated that when they purchased the compressor station on County Road 10, the tower was and is currently owned by another company that they lease from.

Chairperson Mark Grajeda made a comment about the tower needing to be structurally okay.

Mr. Keiser stated that the tower was going to be on a cement foundation and engineered to be on a foundation.

Mr. Hodges stated that the resolution stated a building permit requirement.

Chairperson Mark Grajeda opened up the public comment portion at 6:11 p.m.; seeing no one the public comment portion at 6:12 p.m.

Member Justin Ceretto asked if there were any comments received in regards to the project.

Mr. Hodges confirmed that no comments were received.

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Mr. Keiser stated that when the facility was initially built, they did not receive a lot of opposition on that either.

Member Bruce Fitzgerald asked how much work was done in Boulder County.

Mr. Keiser stated that most of the work done in Boulder County related to third part work; gathering other operator's gas; but no drilling. He stated that the company works a lot with the county pulling old wells.

City Planner Alyssa Knutson made a comment that notice was sent out to residents within one-hundred (100) feet from the site. She stated that it included a general notice, a drawing of the tower, and information directing to the website for more information.

Member Justin Ceretto asked if anyone submitted any comments or concerns.

Mr. Hodges confirmed that they did not. He stated that the submitted landscape plan is very substantial. He stated that he recalls the only comment that came forward was for the facility; the person who submitted a comment was on the other side of the railroad tracks and that took place during the public hearing for the Special Use Permit, not the tower.

Mr. Keiser stated that to accommodate the individual that made the comment, they put in a row of trees on the western side.

Chairperson Mark Grajeda asked how many compressors were going to be on the property.

Mr. Keiser stated between six and eight compressors. He stated that they have permitted seven or eight compressors, but currently there are plans to put in six.

Chairperson Mark Grajeda asked if a low decibel starter was on the compressors.

Mr. Keiser stated not that he was aware of, however, there are cooler silencer packages, as well as mufflers. He stated that the facility will run at 50 to 55 decibels.

Chairperson Mark Grajeda asked for a motion to approve the variance request. It was moved by Member Bruce Fitzgerald and seconded by Member Justin Ceretto to approve request BOA2019-001.

Motion carried unanimously by a voice vote.

**DISCUSSION ITEMS**

**Update on projects completed by the Fort Lupton Planning Department**

Discussion about projects that had gone through Planning Commission took place.

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**FUTURE BUSINESS**

The next Board of Adjustment Meeting to elect a Chair is February 25, 2019.

**ADJOURNMENT**

It was moved by Member Bruce Fitzgerald and seconded by Member Justin Ceretto to adjourn the January 14, 2019 Board of Adjustment meeting at 6:32 p.m.

Motion carried on voice vote.

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Stephanie Darnell, Planning Technician

Approved by Board of Adjustment

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Mark Grajeda, Chairperson