

**Planning Commission Agenda
Regular Meeting
Fort Lupton City Hall - 130 S. McKinley Ave.
Thursday, May 28, 2020
6:00 PM**

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

Virtual Meeting Instructions (Optional)

To join the meeting from your computer, tablet or smartphone:

<https://global.gotomeeting.com/join/247460885>

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

United States: +1 (312) 757-3129

Access Code: 247-460-885

Additional information on attending this meeting either in person or virtually can be found at the end of this Agenda.

1. Call To Order - Roll Call
 - Mike Simone, Chairperson
 - Bushrod White, Vice-Chairperson
 - Lynne Derby
 - David Hushbeck
 - Kathy Kvasnicka
 - Thomas Meyers
 - Paul Weber
 - Mark Grajeda, Alternate
2. Approval Of Agenda
3. 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 Commission member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.
- 3.1. Approval Of The Minutes Of The April 23, 2020 Meeting

Documents:

[04-23-20 PLANNING COMMISSION MINUTES.PDF](#)

4. Public Comment
 - This portion of the Agenda is provided to allow members of the audience to present comments to the Planning Commission related to items not otherwise listed on the Agenda.
5. Action Items
 - 5.1. P2020-015: Complete Energy Services Special Use Permit

Documents:

[RESOLUTION NO. P2020-015.PDF](#)

COMPLETE ENERGY SERVICES STAFF REPORT.PDF
LAND USE APPLICATION.PDF
SPECIAL USE PERMIT APPLICATION.PDF
SITE PLAN.PDF
FUEL TANK MAP.PDF
COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT INSTALLATION
UPGRADE PERMIT.PDF
REFERRAL RESPONSES.PDF
LEGAL NOTIFICATIONS.PDF

5.II. P2020-0016: Thunder Valley PUD Preliminary Plat

Documents:

RESOLUTION NO. P2020-016.PDF
THUNDER VALLEY PUD PRELIMINARY PLAT STAFF REPORT.PDF
LAND USE APPLICATION.PDF
PROJECT NARRATIVE.PDF
PRELIMINARY PLAT MAP.PDF
FINAL PLAT MAP.PDF
CONSTRUCTION DRAWINGS.PDF
DECLARATION OF COVENANTS.PDF
PUBLIC IMPROVEMENTS COST ESTIMATE.PDF
TRAFFIC IMPACT STUDY.PDF
SH52 WCR21 INTERSECTION LETTER.PDF
DRAINAGE REPORT.PDF
PRELIMINARY GEOTECHNICAL STUDY.PDF
SCREENING REPORT.PDF
AQUATIC RESOURCE DELINEATION REPORT.PDF
APPROVED JURISDICTIONAL DETERMINATION.PDF
CWCWD COST OF WATER SERVICE.PDF
UNITED POWER WILL SERVE LETTER.PDF
REFERRAL RESPONSES.PDF
LEGAL NOTIFICATIONS.PDF

5.III. P2020-017: Thunder Valley Change Of Zone

Documents:

RESOLUTION NO. P2020-017.PDF
THUNDER VALLEY CHANGE OF ZONE STAFF REPORT.PDF
LAND USE APPLICATION.PDF
CHANGE OF ZONE NARRATIVE.PDF
PROJECT NARRATIVE.PDF
PRELIMINARY PLAT MAP.PDF
FINAL PLAT MAP.PDF
CONSTRUCTION DRAWINGS.PDF
DECLARATION OF COVENANTS.PDF
LEGAL NOTIFICATIONS.PDF
REFERRAL RESPONSES.PDF

5.IV. P2020-018: Fulton Village PUD Amended Development Plan And Amended Preliminary PUD Plat

Documents:

RESOLUTION P2020-018 FULTON VILLAGE AMENDED PUD.PDF
STAFF REPORT FOR FULTON VILLAGE AMENDED PUD.PDF

LAND USE APPLICATION.PDF
PROJECT NARRATIVE.PDF
AMENDED PRELIMINARY PUD PLAT.PDF
FINAL PUD PLAT - FILING NO. 2.PDF
TRAFFIC IMPACT ANALYSIS.PDF
PRELIMINARY DRAINAGE REPORT.PDF
REFERRAL RESPONSES.PDF
LEGAL NOTIFICATIONS.PDF

6. Discussion Items

6.I. Review Of Meeting Discussion

6.II. Development Code Update

7. Future Business

7.I. Planning Commission Meeting On Thursday, June 11, 2020 At 6:00 PM

8. Adjourn

Planning Commission Meeting Attendance Information

The meeting will be held at City Hall in the Council Chambers. You are welcome to attend either in person or remotely through GoToMeetings. For your safety and ours we will be enforcing social distancing protocols, including but not limited to, limiting the number of people allowed into Council Chambers at a time, encouraging the use of face masks, and requiring a six-foot separation. Additional instructions on meeting conduct will be provided prior to the start of the meeting.

Virtual Meeting Instructions

If you would like to participate remotely, we encourage you to test the phone number and links provided below prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 303-304-4498 or email PlanningDept@fortluptonco.gov immediately.

When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairman of the Planning Commission will provide instructions on when and how comments can be made by the public virtually.

To join the meeting by computer, tablet or smartphone:

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