

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 23, 2020**

The Planning Commission of the City of Fort Lupton met virtually via GoToMeeting, on Thursday, April 23, 2020. Chair Mike Simone called the meeting to order at 6:00 p.m.

Chair Simone gave the following statement:

The President of the United States, the Governor of the State of Colorado, and the Mayor of the City of Fort Lupton have collectively declared federal, state, and local emergencies due to the outbreak of the COVID-19 virus. As such, tonight's meeting shall be held virtually so as to ensure the health and safety of the general public, and the City of Fort Lupton Planning Commission, and staff. The intent and purpose of the Fort Lupton emergency policy and procedures is to ensure that the City is innovative in providing the general public the most meaningful access possible in light of the current emergency challenges present as a result of the COVID-19 pandemic. Therefore, subject to social distancing and public health orders, members of the general public will be offered both the opportunity to be physically and or electronically present for meetings at the City, subject to existing health conditions. An electronic link has been made available for tonight's meeting on the City's website, and social media platforms, and as posted at the City Hall so that the general public, and Planning Commission, and staff may participate electronically via the internet, on the phone, or in limited circumstances in person.

ROLL CALL

Roll was taken and those present were Chair Mike Simone, Vice-Chair Bushrod White, and Commission Members Kathy Kvasnicka, and David Hushbeck. Also in attendance was Planning Director Todd Hodges, City Planner II Alyssa Knutson, Planner I Maria Lancto and Planning Technician Stephanie Darnell. Member Paul Weber was present, but experienced technical difficulties during the roll call. He was officially back on the call at 6:09 p.m. Member Thomas Meyers arrived at 6:07 p.m.

APPROVAL OF AGENDA

Chair Simone called for a motion to approve the agenda. It was moved by Vice-Chair Bushrod White and seconded by Member Kathy Kvasnicka.

Motion carried unanimously by voice vote.

CONSENT AGENDA

Chair Simone called for a motion to approve the consent agenda. It was moved by Member David Hushbeck and seconded by Member Kathy Kvasnicka.

Motion carried unanimously by voice vote.

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PUBLIC COMMENT

Chair Simone thanked everyone for joining the meeting, and asked for patience as the virtual meeting was conducted. He asked for everyone to mute themselves and to not use video unless that person would like to use it when they have an opportunity to speak. He stated not using the video will decrease the strain on the internet. He stated that the policies, and statutes that apply to Planning Commission will have to be followed. He stated that there will be two times when the public can comment: the first will be during Public Comment, which are comments not related to an item on the agenda, and the second is during the public comment portion of each public hearing for an application. He stated that no written or verbal comments may be given outside of those two situations. He stated that he will let everyone know when it's time for public comment and to do so, click the comment button on the top right of the screen and make a comment to him, City Planner II Alyssa Knutson, or to everyone, which is the default in the bottom of the chat-box. He asked that participants let him or staff know that they want to speak concerning the application, but do not provide any comments. He asked participants to provide their full name and address, and then he will recognize those who wish to comment. He stated each person who wishes to speak will be given three minutes to speak. He stated that once comments from the online portion have concluded, he will ask if anyone is on the phone, or at City Hall that would like to speak.

The Chair asked if anyone wished to make comments not otherwise related to the agenda. Seeing none, the public comment portion was closed at 6:07 p.m.

ACTION ITEMS

Morrison Annexation and Initial Zoning to 'A' Agriculture

Chair Simone addressed the applicants, Andrew and Kamber Morrison. He asked if they understand that they have the right to continue this public hearing to such a date to allow a full in-person public hearing.

Mr. Morrison stated that he was aware.

Chair Simone asked if they have agreed to voluntarily waive that right on behalf of yourself, and any other applicants by proceeding tonight electronically.

Mr. Morrison stated yes, they have.

Chair Simone asked if they have voluntarily signed and submitted a written waiver and consent to proceed electronically tonight.

Mr. Morrison stated that they have.

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Chair Simone asked if they have waived their right to proceed in an in-person public hearing, and have consented to proceed forward voluntarily tonight in this virtual Planning Commission meeting.

Mr. Morrison stated that was correct.

Chair Simone went over how the action items and public hearings will occur. He stated that first staff will introduce the application, the applicant will most likely make a presentation, the public will then be able to comment. The applicant will be given an opportunity to comment or answer questions if they so desire, and lastly the Planning Commission will be able to comment or ask questions of the applicant, the staff, or anyone, and then the Planning Commission will most likely vote on the application. He stated that if those attending try to speak or add comments after the public comment portion of the hearing, those comments will be ignored, and that person will be asked to refrain or they will be asked to leave the meeting.

City Planner II Alyssa Knutson introduced the project. She stated that the project is a proposal submitted by Andrew and Kamber Morrison to annex land located west and adjacent to County Road 29 right-of-way and is about a quarter-mile north of County Road 8. She stated that the property is adjacent to City limits to the west and is 37.58, acres more or less. She stated that the project also includes a proposal to the initially zone the property to the 'A' Agricultural District. She stated that the land is currently zoned Agricultural in Weld County. She concluded by stating all notification requirements have been met, and the applicant is present to answer any questions.

Terry Epstein, 1800 Glenarm Place, Suite 500, Denver, CO 80202, a representative for Andrew and Kamber Morrison addressed the Planning Commission. She added that the proposed project, with regards to the property, will not entail any new or additional development. She stated that the use of the property is not expected to change. She stated that the primary purpose for the annexation is for inclusion into the Northern Colorado Water Conservancy District, and the municipal sub-district in order to supply water to the property. She concluded by reiterating that there are no changes to the property expected at this time.

Chair Simone addressed the applicants Mr. and Mrs. Morrison. He asked if they have had a full and fair opportunity to present all facts, submittals, documents, testimony, and presentations and support of their application before the Planning Commission tonight.

Mr. Morrison stated that he did.

Chair Simone asked them if there has been anything that they or anyone else presenting for them, would have liked to have presented in support of their application that they were prevented from doing.

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Mr. Morrison stated no, there is not.

Chair Simone opened the Public Hearing to public comments at 6:13 p.m.

Chair Simone directed the public to use the chat box for comments. He asked City staff if there was anyone in the office to speak on the application.

City Planner Maria Lancto stated that no one was in chambers.

Ms. Knutson stated that she has not received any emails or phone calls.

Chair Simone closed the public comments portion at 6:13 p.m.

Chair Simone asked Member Thomas Meyers if he was present to hear Ms. Knutson's and the applicant's presentation.

Member Thomas Meyers stated that he was.

Chair Simone asked the Commissioners if they had any questions; seeing none, he requested a motion to approve Resolution P2020-013. It was moved by Vice-Chair Bushrod White and seconded by Member David Hushbeck.

Motion carried by unanimous voice vote.

SB Weakland Investments Site Plan

Chair Simone addressed the applicants, Scott and Barbara Weakland. He asked if they understand that they have the right to continue this public hearing to such a date to allow a full in-person public hearing.

Mr. Weakland stated that he did.

Chair Simone asked if they have agreed to voluntarily waive that right on their behalf, and any other applicants by proceeding tonight electronically.

Mr. and Mrs. Weakland stated yes.

Chair Simone asked if they have voluntarily signed and submitted a written waiver and consent to proceed electronically tonight.

The applicant confirmed yes.

Chair Simone asked Ms. Knutson if she had a copy of the written waiver.

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Ms. Knutson stated that she did have a copy of the waiver.

Chair Simone asked if they have waived their right to proceed in an in-person public hearing, and have consented to proceed forward voluntarily tonight in this virtual Planning Commission meeting.

Mr. and Mrs. Weakland confirmed yes.

Ms. Lancto introduced the project. She stated that the site is located approximately 0.05 miles south of Barley Avenue and 0.53 miles east of County Road 31, and the site is approximately 22.96 acres in size, more or less. She stated that the site plan shows three distinct sections: Yard "A", Yard "B", and Yard "C". She stated that Yard "A" is current used for outside storage and equipment by Wellhead Services. She stated Yard "B" is used as a semi-tractor trailer parking yard by G&Z Trucking. She stated Yard "C" is proposed for storage of storage containers used by SB Weakland. She stated Yards "A" and "B" are already being utilized, however, a site plan does not exist with the City, therefore the submittal is encompassing all uses, existing and proposed. She stated the zoning is I-2 Heavy Industrial, and all uses are uses by right. She stated that all notification requirements have been met. She stated that there is a proposed additional condition for the resolution that staff is recommending be added. She stated that the condition would be Condition "G" on the resolution, and would read as follows: The following note shall be placed on the site plan map: "The City reserves the right to reevaluate traffic impacts in the future if there is an increase in traffic from what was represented to the City in evaluating the site plan." She concluded by stating the applicant is present to answer any questions.

Chair Simone addressed the applicants Mr. and Mrs. Weakland. He asked if they have had a full and fair opportunity to present all facts, submittals, documents, testimony, and presentations and support of their application before the Planning Commission tonight.

Mr. Weakland stated that he did.

Chair Simone asked them if there has been anything that they or anyone else presenting for them, would have liked to have presented in support of their application that they feel they were prevented from doing so.

Mr. and Mrs. Weakland stated no.

Chair Simone opened the Public Hearing to public comments at 6:19 p.m.

Chair Simone asked Ms. Knutson and Ms. Lancto if there is anyone on the phone or in the office that wanted to speak.

Ms. Lancto stated that no one was in the office.

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Ms. Knutson stated that she had not received any emails or calls on the application.

Chair Simone did not see any comments in the chat box so he closed the public comments portion at 6:20 p.m.

Member Thomas Meyers confirmed that condition "G", if added, was going to be added to allow reassessment of traffic impacts in the future.

Chair Simone, confirmed yes, if it is added.

Member David Hushbeck asked the applicants if there was going to be anything specific stored in the storage containers that will be on the site.

Mr. Weakland stated that the containers will be empty; they'll just be stored there.

Chair Simone asked the Commissioners if they had any additional questions; seeing none, he requested a motion to approve Resolution P2020-014 with the additional condition of "G". It was moved by Member David Hushbeck and seconded by Member Kathy Kvasnicka.

Motion carried by unanimous voice vote

DISCUSSION ITEMS

Review of Meeting Discussion

Ms. Knutson stated that all items reviewed at the first virtual meeting went to City Council, and passed, however, not unanimously.

Member David Hushbeck asked if there was anything specific that people were concerned about.

Planning Director, Todd Hodges, stated that the annexation that was occurring along Highway 85 to the north had a lot of discussion. He stated that it was dealing with what was being stored, and two individuals came in for that hearing.

Chair Simone asked Mr. Hodges if City Council had changed anything that Planning Commission had passed.

Mr. Hodges stated that there were no changes to the resolution.

Development Code Update

Ms. Knutson stated that the consultant broke down every section of the chapters that are being looked at. She stated that it analyzes the priorities for changes needed in the

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Development Codes and what staff should be thinking about. She stated that there have been weekly Monday afternoon calls with the consultant and they are talking about getting a meeting set with the steering committee now that virtual meetings are getting more common. She stated that steering committee members should plan on hearing something on that soon.

FUTURE BUSINESS

Next Meeting of the Planning Commission

The next meeting will be held Thursday, May 28, 2020 at 6:00 p.m.

Chair Simone asked if the next meeting would be in person.

Ms. Knutson stated that she was not sure. She stated that they haven't sent out how that is going to be notified. She stated that she will most likely send notices that state to check the web page and the agenda links since everything is changing so quickly.

Vice-Chair Bushrod White stated he is interested in looking at the design standards.

Ms. Knutson stated that she doesn't believe it will be at that stage quite yet; it's going to be pretty preliminary. She stated that the process is pretty long and tedious, and everyone's patience is appreciated. She stated that they will get to the design standards, but she doesn't believe the consultant is that deep into it at this point.

ADJOURNMENT

It was moved by Vice-Chair Bushrod White and seconded by Member Paul Weber to adjourn the April 23, 2020 Planning Commission meeting at 6:26 p.m.

Motion carried unanimously by voice vote.

Stephanie Darnell, Planning Technician

Approved by Planning Commission

Mike Simone, Chair