

**CITY OF DACONO**  
**PLANNING COMMISSION MEETING MINUTES**  
**Tuesday, January 24<sup>th</sup>, 2023**

**Members present:** Kevin Plain, Chairperson  
Stan Owens  
Andrew Martinez  
Don Clark  
Shelly Kettering  
Mitchell Rogers, alternate

**Members absent:** Joseph Westbrook, alternate, excused

**Staff present:** Jennifer Krieger, Community Development Director  
Mark Doering, Community Development Senior Planner  
Donna Case, Community Development Technician  
Kathleen Kelly, City Attorney

Member Owens made a motion to approve the minutes of the December 13<sup>th</sup>, 2022 Planning Commission Meeting . The vote was Ayes: Members Clark, Martinez, Owens & Plain. Members abstaining: Member Kettering. Chairperson Plain declared the motion carried.

**GENERAL BUSINESS**

**Public Hearing for PC Resolution 23-01, a Resolution Adopting an Amendment to the City of Dacono's 2017 Comprehensive Plan.**

Chairperson Plain opened the public hearing.

Chairperson Plain then asked each Commission Member if they had any disclosures about the public hearing. Member Martinez answered no, Member Owens, no, Member Clark, no, Member Kettering no, and Chairperson Plain stated he didn't have any either.

Jennifer Krieger presented her report and stated that she would like to enter into public record a copy of the email from Jon Lee with CDG that was made available to each Commission Member.

Chairperson Plain asked what HDR meant and Jennifer stated it was high density residential. Chairperson Plain then asked about some wells in the area, and Jennifer stated that some of the locations are encroaching development and they might have to do something else to develop in the area. The use would be very limited.

Member Clark asked if south of that area on the map was Broomfield and Jennifer stated it was.

Member Owens asked if the City had any plans to hire someone that to draw in businesses or developers. Jennifer stated no, that the City typically does it in house. Our role is to partner with businesses and developers and to look for other opportunities to help them.

Chairperson Plain asked about Colorado Boulevard and stated looking at the overall map we do need some kind of commercial and asked if the zoning allowed for that. Jennifer stated that this particular plan didn't focus on Colorado Boulevard, but it probably will in the future.

Member Martinez asked if putting this plan on hold or delaying it would mean the City could be behind and Jennifer stated yes. The urban renewal funded the plan and it is a good quality plan that reflects the vision of our residents.

Member Kettering asked about the thought process behind the high density. Jennifer stated that most of that was based on current market changes. Member Kettering asked if that meant multi-family? Jennifer stated yes, it would be apartments and condos. Member Kettering asked why was the density is so high. Jennifer stated it was a collaborative effort between the Urban Renewal and City Council and it's conceptual.

Member Kettering stated that if they approve the plan tonight that doesn't necessarily mean that the zoning or the density's will be the same. Jennifer stated that was correct.

Tucker Robinson, 4738 Grandview Blvd., Dacono, CO, 80514, was sworn in by Secretary Donna Case stated that they had purchased this property for 2.7 million in May of 2022. Tucker stated that this property is developed and that they have received no guidance on a use that would comply with City code.

Chairperson Plain stated that this plan doesn't have things surveyed down to the inch.

Member Kettering asked how this was going to be communicated to business owners and residents. Jennifer stated that this is a long-range policy document to reflect a vision of what the people want.

Chairperson Plain closed the public hearing.

Member Owens made a motion to approve PC 23-01 a Resolution Recommending Adopting an Amendment to the City of Dacono's 2017 Comprehensive Plan. The vote was unanimous and Chairperson Plain declared the motion carried.

### **Appointing a Vice Chairperson.**

Member Owens made a motion to elect Shelly Kettering to Vice Chairperson. The vote was unanimous and Chairperson Plain declared the motion carried

**Commissioner Reports:** None.

**Staff Reports:** Jennifer stated we may have a meeting the second Tuesday in February, and that she would let Planning Commission Members know by the end of this week.

**With no further business the meeting adjourned at 6:46 p.m.**

**Approved this 14<sup>th</sup> day of February, 2023.**