

**CITY OF DACONO
PLANNING COMMISSION MEETING MINUTES
Tuesday, August 13, 2019**

Chairperson Plain called the meeting to order at 6:00 p.m.

Members present: Kevin Plain, Chairperson
Stan Owens
Shelly Kettering
Derrick Worden
Gen Schneider
Joseph Westbrook

Staff present: Jennifer Krieger, Community Development Director
Donna Case, Community Development Technician
AJ Euckert, City Manager

GENERAL BUSINESS

Member Kettering moved to approve the minutes of the July 9, 2019, Planning Commission Meeting. The vote was unanimous and Chairperson Plain declared the motion carried.

Consideration of Planning Commission Resolution 19-03 Recommending Approval of a Preliminary Plat for Bridle Creek. Located in the North ½ of Section 18, Township 1 North, Range 68 West, of the Sixth Principal Meridian, City of Dacono, County of Weld, State of Colorado.

Chairperson Plain opened the public hearing.

Timothy Nelson, Senior Planner with Galloway and Associates, 6162 S. Willow Drive, Suite 320, Greenwood Village, CO, 80111, was sworn in by Secretary Donna Case and presented his report and was available for questions.

Chairperson Plain asked if Mr. Nelson could repeat what he stated about the school, and Mr. Nelson yielded to Kathryn Hildreth.

Kathryn Hildreth, 410 17th Street, Suite 2200, Denver, CO, 80202 presented her report and was available for questions. Ms. Hildreth stated that she has been in contact with the Fort Lupton School District and she stated that they need 50 acres for a high school and they were in discussion but that it was very preliminary at this point.

Member Owens asked if they had started discussion with the owner of Little Dry Creek about building a bridge going over Little Dry Creek. Mr. Nelson yielded to James the civil engineer designing the road.

James Prelog, 1407 Patterson Place, Fort Collins, CO, 80526, was sworn in by Secretary Donna Case, and presented his report and was available for questions. Mr. Prelog stated that they would design it to accommodate the 100 year flood plain.

Chairperson Plain asked about the odd shaped lots, and Mr. Nelson stated he would need to bring Sarah up to answer the question.

Sarah Hunsucker, 600 Winslow Way, Ste., 247, Bainbridge, Washington, 98110, was sworn in by Secretary Donna Case and was available for questions.

Member Worden asked about the nine acre oil and gas facility that's currently under construction and asked Ms. Hunsucker if she could point to where it was on the map. Sarah pointed to Lot J and stated it was there.

Chairperson Plain repeated his question about the odd shaped lots. Ms. Hunsucker stated they are that way because of the creek and that the creek would be a tract of its own.

Jennifer Krieger presented her report and asked that the following be entered into the Public Hearing Record: staff report dated August 13, 2019, Dacono Municipal Code, Application and supporting documents, Preliminary Plat dated June 11, 2019.

With no further public comment, Chairperson Plain closed the public hearing.

Member Worden made a motion to approve Planning Commission Resolution 19-03. A Resolution Recommending Approval of a Preliminary Plat for Bridle Creek. The vote was unanimous and Chairperson Plain declared the motion carried.

Consideration of Planning Commission Resolution 19-04, a Resolution Recommending Approval of a Site Plan for Vivid Storage. Located on Lot 7, of the Grand Divide Business Park Subdivision Replat B. City of Dacono, County of Weld, State of Colorado.

Chairperson Plain opened the public hearing.

Brian Ojala, with Entasis Group, 1501 West 124th Ave. Suite 100, Westminster, CO, 80234, was sworn in by Secretary Donna Case, presented his report and was available for questions.

Member Schneider asked about the 458' of outdoor storage. Mr. Ojala stated that would be four spaces for outdoor storage for like small boats or something like it and they are limiting it to 5% of the site.

Member Kettering asked about the ventilation and asked if they were heated. Brian stated that they will be heated and the units are naturally ventilated through the system and they are engineered by a mechanical/electrical engineer.

Member Worden asked if there was an office onsite, Brian stated no, that they would just need to make a phone call to get ahold of them. Member Worden asked if they were going to sell a unit how can they assure the city that the new owner will abide by the rules. He stated that they would have to have HOA approval for the sale.

Jennifer Krieger presented her report and asked that the following be entered into Public Hearing Record: Site development dated July 9, 2019, Dacono Municipal Code, Staff report dated August 13, 2019, Resolution 18-71.

Jennifer Krieger stated outdoor storage is allowed as an accessory use.

With no further public comments, Chairperson Plain closed the public hearing.

Member Kettering made a motion to approve Planning Commission Resolution 19-04. A Resolution Recommending Approval of a Site Plan for Vivid Storage. The vote was unanimous and Chairperson Plain declared the motion carried.

Consideration of a Site Plan for Old School Industries, located at 132 Miller Drive, City of Dacono, County of Weld, State of Colorado. (Open and Continue to August 27, 2019).

Chairperson Plain opened the public hearing.

Member Owens made a motion to Continue Consideration of a Site Plan for Old School Industries until August 27, 2019. The vote was unanimous and Chairperson Plain declared the motion carried.

Consideration of an Ordinance amending Chapter 16, Article 22, Related to Oil and Gas Regulations, Continued from July 9, 2019.

Chairperson Plain opened the public hearing.

Jennifer Krieger presented her report and was available for questions.

With no further comment Chairperson Plain closed the public hearing.

Member Owens made a motion to recommend amending Chapter 16, and the vote was unanimous.

Staff Reports: There will be a Planning Commission meeting on August 27, and September 10.

Commissioner Reports: None.

With no further business the meeting adjourned at 6:49 p.m.

Approved this day 27th of August, 2019.