

**CITY OF DACONO
PLANNING COMMISSION MEETING MINUTES
Tuesday, October 8, 2019**

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

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

Members absent: Derrick Worden, excused

Staff present: Jennifer Krieger, Community Development Director
Donna Case, Community Development Technician

GENERAL BUSINESS

Chairperson Plain moved to approve the minutes of the August 27, 2019, Planning Commission Meeting. The vote was unanimous and Chairperson Plain declared the motion carried.

Consideration of a Minor Subdivision Plat for the Ranch at Mountain View Estates. Generally located South of Summit Blvd., and East of Colorado Blvd., City of Dacono, County of Weld, State of Colorado.

Jennifer Krieger presented her report and asked that the following be entered into the Public Hearing Record: application materials, Site Development Plan dated October 8, 2019 staff report dated October 8, 2019 and the Dacono Municipal Code.

Rodney Kellogg, 11795 Eudora Court, Thornton, CO, 80233, was sworn in by Secretary Donna Case and presented his report and was available for questions.

Mr. Kellogg stated that the original plan was to divide the property into 12.5 acres each. Mr. Kellogg stated that if the original plan wasn't approved because of the CGS that they have a second option/plan B. Where they would change their lot lines. CTL Thompson would give them a letter stating it was safe to build there.

Jennifer Krieger came up again and stated that we try not to make an applicant do a subsidence study in advance getting a recommended report from the CGS because they are expensive. But we also don't have staff that has the knowledge to waive that technical requirement. Ms. Krieger also stated if there was someone with the expertise saying it wasn't a hazard then staff would certainly look at it. Jennifer Krieger also stated that with respect to the two options presented this evening Planning Commission Members can only vote on the option in their packet. Jennifer also stated that should the lot lines change then the applicant would have to start all over. Option B isn't something that they can weigh in on because it wasn't noticed.

Member Kettering asked if there was any concern about the gas or any issues with the mines underneath the property, and wondered if with developing the property it might cause issues.

Mr. Kellogg stated that there was documentation done back in 2003 that stated there weren't any hazardous chemicals. Rodney Kellogg stated that he feels that there isn't a concern now.

Rodney Kellogg stated that the soils are expansive and his house was going to be built on vertical piers, he feels they will be reaching bedrock with the depth that they will be drilling to.

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

Chairperson Plain made a motion to approve Planning Commission Resolution 19-06. A Resolution Recommending Approval of a Final Plat for the Ranch at Mountain View Estates. The vote was unanimous and Chairperson Plain declared the motion carried.

Vice Chairperson Selection.

Member Owens made a motion to nominate Shelly Kettering, the vote was unanimous, and Chairperson Plain declared the motion carried.

Commissioner Reports: None.

Staff Reports: Jennifer Krieger stated that we would be meeting on October 15, 2019.

With no further business the meeting adjourned at 6:41 p.m.

Approved this 15th day of October, 2019.