

**CITY OF DACONO  
PLANNING COMMISSION MEETING MINUTES  
Tuesday, March 9, 2021**

**Meeting held remotely via Zoom, and Chairperson Plain Called the meeting to order at 6:05 p.m.**

**Members present:** Kevin Plain, Chairperson  
Shelly Kettering  
Joseph Westbrook  
Andrew Martinez  
Don Clark, alternate  
Dereck Breier, alternate

**Members absent:** Stan Owens, excused

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

Member Kettering moved to approve the minutes of the January 12<sup>th</sup> 2021, Planning Commission Meeting. The vote was Ayes Members: Kettering, Clark and Plain, Members abstaining: Martinez, Westbrook and Breier. Chairperson Plain declared the motion carried.

**GENERAL BUSINESS**

**Public Hearing and Consideration for A Resolution Recommending Approval of the Proposed Industrial Use for Roameo.**

Chairperson Plain opened the public hearing.

Robert Nathan, 195 Bellevue Drive, Boulder, CO, 80302, applicant for Roameo, LLC was sworn in by secretary Donna Case and presented a report.

Mr. Nathan stated that his intended use for 5445 Colorado Blvd., was to convert Class B camper vans in his carpenter and woodworking shop. Mr. Nathan also stated that there would be no outside storage.

Chairperson Plain then asked Jennifer Krieger to present her report.

Jennifer Krieger, Community Development Director, presented her report and asked that the following be entered into public record: City of Dacono Application for Industrial Use dated January 4, 2021, Applicant narrative dated January 8, 2021, Traffic Summary and Waiver Request dated January 4, 2021, Staff Report dated March 9, 2021, Dacono Municipal Code.

Ms. Krieger stated that staff supports this approval with the following conditions:

1. The Plot Plan for Roameo, LLC submitted with the application materials shall be revised to remove references to Lease to Aldrige Electric and Lease to Echo Seismic & Terratek. These

industrial uses have not been approved by the Planning Commission and City Council as required by Section 16-201

- (1) Of the Dacono Municipal Code.
- (2) No outdoor storage by Roameo, LLC is approved.
- (3) Industrial uses approved for Xtreme Drilling, LLC, not including outdoor storage may continue onsite until December 31, 2023.
- (4) With regard to outdoor storage by Xtreme Drilling, LLC, that portion of the site labeled "3 Acre Lease to Seller" on the Plot Plan may be used by Xtreme Drilling, LLC and by not other person or entity, until December 21, 2021. That portion of the site labeled "2Acre Lease to Seller on the Plot Plan may be used by Xtreme Drilling. LLC, and by no other person or entity beginning January 1, 2022 and ending December 31, 2023
- (5) On and after January 1, 2024 all industrial uses approved for Xtreme Drilling LLC, are terminated and all outdoor storage on the site is prohibited.
- (6) The area on the Plot Plan designated as Camper Van Parking Area must be an improved surface comprised of asphalt, concrete, or cement pavers or similar materials installed and maintained accord to industry standards.
- (7) Screening and waste-removal area: the existing trash dumpster must be screened with a solid enclosure. Trash area material shall be constructed using six-foot-high solid masonry or decorative precast concrete walls with opaque gates and self-latching mechanisms to keep gates closed when not in use. Chain link gates with opaque slots are not acceptable.

Becky Lyall of 1903 22<sup>nd</sup> Ave. Boulder, CO, 80302, was sworn in by Secretary Donna Case, and asked if Xtreme Drilling, LLC would still be allowed on site until December 31, 2023. Kathleen Kelly addressed Ms. Lyall's question.

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

**Commissioner Reports:** None.

**Staff Reports:** Jennifer Krieger stated there wasn't anything scheduled in the near future for any upcoming Planning Commission Meetings and to keep an eye on their email for notification.

**With no further business the meeting adjourned at 6:39 p.m.**

**Approved this 13<sup>th</sup> day of April, 2021.**