

**CITY OF DACONO
PLANNING COMMISSION MEETING MINUTES
Tuesday, June 14th, 2022**

Members present: Kevin Plain, Chairperson
Shelly Kettering
Andrew Martinez
Don Clark
Stan Owens
Derrick Breier

Members absent: Joseph Westbrook, excused

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

Member Owens moved to approve the minutes of the May 24th, 2022 Planning Commission Meeting. The vote was unanimous and Chairperson Plain declared the motion carried.

GENERAL BUSINESS

Review & Discussion of the Dacono Gateway Pinnacle Farms Planned Unit Development Outline Development Plan (PUD-ODP).

Michael Eisenstein, 7398 Park Circle, Boulder, CO presented a brief report and was available for questions.

Member Owens asked if the water tower was going to supply the water to the proposed 2100 units and asked if the tower was sufficient to supply all the water he was going to need.

Mr. Eisenstein explained that he would have to dedicate water for his project, and that they would demonstrate that there would be enough water for their project.

Ben Thurston with Baseline Engineering addressed Member Owens concern about the water tower providing the pressure for the water, and he also reiterated Mr. Eisenstein's comment that they would demonstrate there would be enough water for their project.

Andrew Baker Senior Planner with Baseline Engineering Corporation presented a report and was available for questions.

Chairperson Plain stated that he appreciated the number of exits, and wanted to know if the streets were pretty much figured out. Mr. Baker stated he thought so at least within the context of how many natural features might restrain those streets. Andrew stated that they are working with the natural forms of the property and there were some small deviations that might need to be made, but they were fairly comfortable with the base plan.

Member Breier asked what are the anticipated changes to those streets. He stated he counted four or five connections to gravel streets.

Mr. Baker stated that right now they do have a couple of streets that meet the standards and specifications for Dacono, and the other connections they understand will need to be fully improved and the right-of-way will need to be dedicated by the developer.

Member Clark asked if they had done a noise study. Andrew stated that they had not.

Chairperson Plain asked what is private open space Andrew stated that it is a privately maintained park or trail that is not maintained by the City, but would be by some other ownership maintenance like a metro district or an HOA.

Chairperson Plain asked about Washington Street exiting onto Highway 52. Andrew stated that Washington St. or York St. would be preferred.

Member Martinez asked about building height restrictions and Andrew stated that would be addressed with the PDP.

Member Kettering asked if they were going to be doing any xeriscaping and Andrew stated that he didn't know and that he would have to ask their landscape architect.

Jennifer Krieger, Community Development Director, presented her report and was available for questions.

Member Martinez asked if Washington St was going to all the way down to Larkridge. Jennifer stated no, right now it's going down to CR 12 or Grandview Blvd. Member Martinez asked if Jennifer had any insight into CDOT expanding Highway 52. Jennifer stated that they are doing the access control plan, but she did not have the information about future expansion of SH-52.

Commissioner Reports: None.

Staff Reports: Jennifer stated that Tuesday July 12, will be our next meeting.

With no further business the meeting adjourned at 6:58 p.m.

Approved this 12th day of July 2022.