

**CITY OF DACONO
PLANNING COMMISSION MEETING MINUTES
Tuesday, August 9th, 2022**

Members present: Kevin Plain, Chairperson
Shelly Kettering
Don Clark
Stan Owens
Joseph Westbrook

Members absent: Andrew Martinez, excused
Derrick Breier, 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 moved to approve the minutes of the June 14th, 2022 Planning Commission Meeting with the correction that Joseph Westbrook arrived late. The vote was unanimous and Chairperson Plain declared the motion carried.

GENERAL BUSINESS

Public Hearing and consideration of PC Resolution 22-02, a resolution recommending approval of rezoning certain property located within the Distant Thunder Subdivision PUD from I-1 Light Industrial District to RR-1 Rural Residential District and COS Civic Open Space District.

Chairperson Plain opened the Public Hearing.

JC York, 305 Denver Ave, Suite D, Fort Lupton, CO, 80621, was sworn in by Secretary Donna Case and presented a brief report.

Member Owens asked what school district this project would be located in. Jason stated he thought it would be St. Vrain.

Mark Doering, Senior Planner, presented his report and asked that the following be entered into Public Record: Application for Rezoning & Supplemental Narrative Petition to Rezone, Rezoning Map dated July 19, 2022, Recorded plat for Distant Thunder PUD, Dacono Municipal Code and Zoning Map, and the Staff report dated August 9, 2022.

Chairperson Plain asked about the open space to the east and Mark stated that it was from the original subdivision when it was recorded by Weld County.

Member Clark asked if the open space would remain that way and Mark stated it would but it would be owned by private owners.

Kathleen Kelly stated that the school zone was located in RE-8.

Chairperson Plain closed the Public Hearing.

Member Kettering made a motion to approve PC Resolution 22-02, a resolution recommending approval of rezoning certain property located within the Distant Thunder PUD from I-1 Light Industrial District to RR-1 Rural Residential District and COS Civic Open Space District. The vote was unanimous and Chairperson Plain declared the motion carried.

Public Hearing and consideration of PC resolution 22-03, a Resolution recommending approval of industrial uses and Site Plan for IMI Motorsports and approval of a Special Use Permit to authorize temporary RV parking in Connection with an Event Permit for IMI Motorsports.

Chairperson Plain opened the public hearing.

Brad Linkus, 5074 Summit Blvd., Dacono, CO 80514 was sworn in by Secretary Donna Case and presented a brief report and was available for questions.

Member Kettering asked how many events a year did he anticipate needing RV parking. Mr. Linkus stated that they were down to one. She also asked how many potential RV's does he anticipate he stated 200-300. Member Kettering stated that Mr. Linkus stated that they have more than the one big event a year and how many RV's did he anticipate for the other events. Brad stated that may 2-3 RV's on the other events. Member Kettering then asked about sewer service.

Member Clark asked about any problems at the events and Mr. Linkus stated that there was one event that was a ruckus but for the most part they don't have any problems.

Mark Doering, Senior Planner, asked that the following be entered into Public Record: Applications for Industrial Use, Site Plan dated June 2022, and a Special Use Permit & Supplemental Narrative, Site Map, Dacono Municipal Code and Zoning Map, Staff report dated August 9, 2022.

Member Owens asked if there were any complaints and Mark stated no.

Chairperson Plain closed the public hearing.

Member Owens made a motion to approve PC Resolution 22-03. A resolution recommending approval of industrial uses and a Special Use Permit to authorize temporary RV parking in Connection with an Event Permit for IMI Motorsports. The Vote was unanimous, and Chairperson Plain declared the motion carried.

Commissioner Reports: None.

Staff Reports: Jennifer Krieger stated that there will not be a meeting on August 23, but there will be a very long meeting on September 13th.

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

Approved this 13th day of September, 2022.