

**CITY OF DACONO
PLANNING COMMISSION MEETING MINUTES
Tuesday, September 13th, 2022**

Members present: Kevin Plain, Chairperson
Shelly Kettering
Don Clark
Stan Owens
Andrew Martinez
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
Kathleen Kelly, City Attorney

Member Owens moved to approve the minutes of the August 9th, 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 22-04, a resolution recommending approval of a site plan for Vivid II Workshops.

Chairperson Plain opened the Public Hearing.

Brian Ojala, 1501 West 124th Ave., Ste. 100, Westminster, CO, 80234, was sworn in by Secretary Donna Case presented a brief report and was available for questions.

Member Owens asked about a traffic study and Brian stated that they did have a traffic letter not an impact study, and that the site wasn't going to be high intensity use. Member Owens stated that he wondered about the deliveries to these businesses and how it would affect the traffic and Brian stated that they are going for the smaller Mom and Pop companies, and that they aren't going to rent to heavy high intensity type companies.

Chairperson Plain asked about the fence and asked if it went all the way around the property and Brian stated it did. Chairperson Plain also stated that it was gated so that would prevent a lot of visitors anyway.

Member Owens asked if the access was off of CR 12 and Brian stated that it was off of Miller Drive.

Member Kettering asked about the lighting. Brian stated that they submitted photometrics so all the buildings will have cameras like their project next door where they have 12 security camera's which are all well lit and go all the way around the property but they don't spill off the property onto Colorado Blvd.

Chairperson Plain closed the public hearing.

Member Owens made a motion to approve PC Resolution 22-04, a resolution recommending approval of a site plan for Vivid II Workshops. The vote was unanimous and Chairperson Plain declared the motion carried.

Public Hearing and consideration of PC Resolution 22-05, a resolution recommending approval of a Final Plat for Sweetgrass Subdivision, Filing No. 5.

Chairperson Plain opened the public hearing.

Jon Lee, with Community Development Group, 2500 Arapahoe, Ste., 200, Boulder, CO, was sworn in by Secretary Donna Case and presented a brief report and was available for questions.

Member Kettering asked about the school district and Jon Lee stated it was in the Weld RE 8 District.

Member Kettering asked if there was any concern regarding water. Jon Lee stated that they have water for this filing as well as others.

Jennifer Krieger, Community Development Director, presented her report and asked that the following be entered into Public Record: Staff report dated September 13, 2022, Dacono Municipal Code, Final Plat dated July 5, 2022, Application and supporting documents, Soil Vapor Investigation dated July 14, 2022, prepared by ERO, Methane Monitoring Program, dated February 17, 2021, prepared by CTL Thompson.

Chairperson Plain asked if the methane was both thermogenic and naturally occurring. Jennifer stated that it was. She also stated that there is a spot in Tract A that can be traced to a well and in other spots it was naturally occurring.

Member Clark stated that he thought the City was going to run into this problem repeatedly and wanted to know if they could build on those areas. Jennifer stated the City does have setbacks that once a well is plugged and abandoned and certified by the COGCC the well setback goes from a radius site to a rectangle site which is 50' x 100' in order for a workover rig to be able to come in and service the site should it ever need to. Jennifer also stated that you cannot build on top of the site and no road can go over it, so there does continue to be restrictions.

Member Martinez asked if the tract would remain open space and Jennifer stated no, once plugged and abandoned and certified by the COGCC that it will be developed. Member Martinez asked if the property would be monitored in the future and Jennifer stated it was to be determined based upon the readings and what the City's outside expert recommends.

Chairperson Plain asked if there was any type of system that was going to be installed inside of the home. Jennifer stated that there would be a passive ventilation system.

Jon Lee stated that there's also an inside alarm that goes off and alerts the homeowner.

Member Kettering asked about the bentonite collars and asked if they would need to be maintained, and Jon Lee stated no.

Chairperson Plain closed the public hearing.

Member Owens made a motion to approve PC Resolution 22-05. A resolution recommending approval of a Final Plat for Sweetgrass Subdivision, Filing No. 5. The vote was unanimous and Chairperson Plain declared the motion carried.

Public Hearing and consideration for PC Resolution 22-06, a Resolution recommending approval of Rezoning, Preliminary Plat and Preliminary Development for certain property known as the Proposed Ridge Lands Subdivision.

Adam Mitchell, with Drapac, 1031 Marietta St., Ste., 1A, Atlanta, GA, was sworn in by Secretary Donna Case and presented his report and was available for questions.

Chairperson Plain asked about the access and wanted to know what's going to stop people from turning left.

Chris Magranahan, with LSC Transportation Consultants, Inc., 889 York Street, Denver, CO, 80202, was sworn in by Secretary Donna Case, presented a report and was available for questions.

Chris stated that they had to do a traffic study and coordinate with CDOT. Chris also stated that it was a $\frac{3}{4}$ plan and that it was right in and right out, but you could also turn left in. Chris also stated that CDOT is going to require them to come up with a construction plan to be able to do work on their property. They have to be compliant with the control plan which is what regulates the $\frac{3}{4}$ plan. Chris stated that he thought there would be some medians and other things that make it difficult to turn left off of Katelyn Drive.

Member Kettering asked if CDOT actually said they would send commercial vehicles through Sharpe Farms and Chris stated no.

Member Owens asked what would stop people from using Road 11 $\frac{1}{2}$. Chris stated that they may close 11 $\frac{1}{2}$ off. Adam also said if need be they would put up a gate.

Shelly Lamonstra, with Russell Mills, 506 South College, Unit A, Fort Collins, CO, 80524, was sworn in by Secretary Donna Case and presented a brief report and was available for questions.

Member Kettering asked if there would be playground equipment. Shelly stated that there would be.

Member Kettering asked about the schools. What is the school district and Adam said he doesn't know.

Mark Doering, Senior Planner, presented his report and asked that the following be entered into public record: Ridge Lands Preliminary Development Plan, dated 7.26.2022, Ridge Lands Preliminary Plat dated 7.27.2022, PUD Rezoning Application and Application Narrative, Petition for Rezoning, Dacono Municipal Code and Zoning Map, Staff report dated September 13, 2022, Development and Vesting Agreement Ridge Lands Subdivision, approved by City Council Resolution 19-68.

Member Owens asked if there was any time set to extend 6th Street. Mark Doering stated when the property to the north would be developed would be his guess.

Member Kettering stated she had four concerns: safety, water, traffic and schools.

Chairperson Plain asked about the water standpoint and Mark stated he would let the applicant respond.

Adam stated that he would use cash-in-lieu for water. Mark stated that the City is always looking to acquire more water.

AJ Euckert addressed Planning Commission and stated that the City has more than enough water not just for this project but for all the projects proposed this evening.

Member Martinez asked if there were any specific concerns where the mine shafts were capped and Mark stated that the COGCC certified the wells and they will be used for open space, although not buildable.

Lori Saine, 235 Stonehaven Street Circle, Dacono, CO 80514 was sworn in by Secretary Donna Case and presented a brief report.

Chairperson Plain closed the public hearing.

Member Owens made a motion to approve PC Resolution 22-06, a Resolution recommending approval of Rezoning, Preliminary Plat and Preliminary Development for certain Property known as The Proposed Ridge Lands Subdivision. The vote was: Nays, Members Clark and Kettering. Ayes: Member Martinez, Owens and Plain. Chairperson Plain declared the motion carried.

Commissioner Reports: None.

Staff Reports: Jennifer Krieger stated that there will be September 27th and October 11th meetings.

With no further business the meeting adjourned at 7:56 p.m.

Approved this 27th day of September, 2022.