

**CITY OF DACONO  
PLANNING COMMISSION MEETING MINUTES  
Tuesday, September 14, 2021**

**Meeting held remotely via Zoom, and Chairperson Plain Called the meeting to order at 6:02 p.m.**

**Members present:** Kevin Plain, Chairperson  
Shelly Kettering  
Andrew Martinez  
Stan Owens  
Don Clark, alternate

**Members absent:** Dereck Breier, unexcused  
Joseph Westbrook, unexcused

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

Member Owens moved to approve the minutes of the June 8<sup>th</sup>, 2021, Planning Commission Meeting. The vote was unanimous and Chairperson Plain declared the motion carried.

**GENERAL BUSINESS**

**Public Hearing to Consider a Request for Approval of a Preliminary Plat and PUD Preliminary Development Plan for the Mesa Ridge Subdivision. City of Dacono, County of Weld, State of Colorado.**

Chairperson Plain opened the public hearing.

Max Cookes, with Drapac Partners, 618 Crest Hill Avenue North East, Atlanta, GA, was sworn in by Secretary Donna Case and presented a detailed report on Mesa Ridge.

Member Clark asked if the subdivision was going to be built in phases. Mr. Cookes answered that it would very likely be built in phases because cost of the water. Mr. Cookes stated it would most likely be three phases.

Member Kettering stated that her concern was the traffic flow and wanted to know what kind of studies have been done. She stated that with 314 new homes being built what kind of impact will that have going through the Sharpe Subdivision. She also stated her concern about the schools because she said they are full now.

Max Cookes stated that they have done traffic studies and the intersections in the studies don't meet a rating that is cause for alarm. He also stated that the intersection is not failing.

Chairperson Plain asked about the 6' fence along the entrance on Grandview Boulevard. Max asked Dan Mason to reply.

Dan Mason, with Drapac Partners, 618 Crest Hill Avenue North East, Atlanta, GA was sworn in by Secretary Donna Case and was available for questions.

Mr. Mason stated that he thinks what Chairperson Plain is referring to is an access road and he believes the setback for that well off of the road is 25', but isn't sure and will check on it.

Chairperson Plain asked what obstacles that are there that protrude above the ground. Max stated there isn't any screening and they have agreed to that condition.

Member Clark wanted to know with 200 more kids joining the school system if they have any talks with the school district.

Member Martinez asked about the access road and if there would be a gate. Dan stated right now there isn't a plan to put a gate there. Member Martinez stated anyone can access that road without a gate. Mr. Cookes stated yes, they could but there would be signs put up.

Member Kettering asked about the detention pond and if it would be above ground. Max stated that it was a large detention pond for a project of this size and it would be above ground. Shelly also asked where it was going to be placed and Dan stated it wouldn't be off of the road.

Member Owens asked where they would start construction. Max stated that they would most likely start at the north end and work their way south because of the way the utilities are laid out.

Jennifer Krieger, Community Development Director, presented her report and asked that the following items be entered into the Public Hearing Record: Mesa Ridge preliminary plat, Mesa Ridge preliminary development plan, Mesa Ridge land use application, City of Dacono Subdivision Ordinance, City of Dacono Zoning Ordinance, Development and Vesting Agreement Mesa Ridge Subdivision-Recordation #4514232, Preliminary Subsurface Exploration Report, prepared by Earth Engineering Consultants, LLC, dated January 13, 2021, Traffic Impact Analysis, prepared by LSC Transportation Consultants, dated March 11, 2019, and Supplemental Memorandum dated May 10, 2021, Mesa Ridge Preliminary Utility Report, prepared by Calibre Engineering Inc., dated August 2021, Phase II Drainage Report, prepared by Calibre Engineering Inc., dated May 2021, Wetland Delineation Report, prepared by ERO, dated January 6, 2021, Colorado Geologic Survey Letter dated April 16, 2019, Request for an Electronic Land Use Hearing dated August 27, 2021.

Member Owens stated that County Road 12 needed to be paved and stated it is already too hectic with traffic and congestion.

Jennifer Krieger stated that is why the City is using Urban Renewal funds to improve County Roads 12 and 13.

Mr. Cookes stated that he has no additional comments.

Chairperson Plain asked Jennifer if Planning Commission was going to see this project again and Jennifer stated that a final development plan and a final plat would come before the Commission again.

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

Member Owens the motion to approve the PC Resolution No. 21-03, a Resolution Recommending Approval of a Preliminary Plat and PUD Preliminary Development Plan for the Mesa Ridge Subdivision. The vote was unanimous and Chairperson Plain declared the motion carried.

**Commissioner Reports:** None.

**Staff Reports:** Jennifer Krieger stated there would not be a September 28, Planning Commission meeting and she would let us know about October.

**With no further business the meeting adjourned at 7:20 p.m.**

**Approved this 9<sup>th</sup> day of November, 2021.**