

**City of Dacono
City Council Meeting Minutes
Monday, October 10, 2022**

Meeting called to order at 6:00 PM

Members Present Doris Crespo
Adam Morehead, Mayor
Danny Long
Kevin Plain
Jackie Thomas
Jim Turini
Kathryn Wittman

Staff Present AJ Euckert, City Manager
Valerie Taylor, City Clerk
Jennifer Krieger, Community Development Director
Mark Doering, Senior Planner
Kathleen Kelly, City Attorney
Lisa Fuller, Accounting Technician

Presentations and Proclamations

Mayor Morehead recognized Valerie Taylor, City Clerk, for obtaining her Master Municipal Clerk Designation.

Public Comment on Issues Not Scheduled on Agenda *(Public comments are limited to 4 minutes)*

None

Consent Agenda

- a. Minutes of the September 26, 2022 Regular Meeting.
- b. Accounts Payable dated October 10, 2022 in the amount of \$270,141.25.
- c. Approval of Resolution 22-74, approving a Professional Services Agreement with A Fast Patch, Inc for asphalt patching services.

Council member Plain moved to approve the consent agenda as presented. The vote was unanimous with Mayor Morehead declaring the motion carried.

General Business

- A. **Public hearing and approval Ordinance 933, rezoning certain property within the proposed Ridge Lands Subdivision, on second reading.**

Mayor Morehead opened the public hearing.

Adam Mitchell, Director of Real Estate for Drapac Capital Partners, 1031 Marietta Street NW, Suite A, Atlanta, GA 30318 was sworn in by City Clerk Valerie Taylor and gave a brief presentation.

Senior Planner Mark Doering asked that the following be made part of the public hearing: the staff report, application and supporting documentation, zoning map, Comp Plan and Dacono Municipal Code. He then presented his report.

Council Member Wittman stated that a PUD was granted in 2019. Mr. Mitchell stated that was just an acknowledgement that Ridge Lands would be coming back through the PUD process.

Council Member Thomas asked how old the traffic impact study was that was provided. Mark stated that Ridge Lands would connect to Sharpe Farms via Andrew and then out to Flying Circle. Katelyn will have a ¾-access exit onto Highway 52. Council Member Thomas asked if Flying Circle is the only way that people can get out to go left on 52. Mark Doering stated currently, yes. He also stated Mesa Ridge would have a through street that will be an exit to the south. Mesa Ridge is further along in the development process than Ridge Lands.

Council Member Wittman asked if the PUD was in our City Master Plan. AJ Euckert stated that the PUD was just a zoning designation. He stated we do not go down to that level in our master plan. Zoning is part of our code.

Lori Saine, resident of 235 Stonehaven Street Circle, was sworn in by City Clerk Valerie Taylor. She said she was talking to her neighbors and they told her about the meeting, she did not receive notice.

Kathleen Kelly gave an overview of the PUD process and stated that this was a rezoning. She stated that notice was published as required by law. All of the application steps require public hearings.

Ms. Saine voiced her concerns that the notice that was posted was blown down; the public needs to be notified about this. She voiced her concerns about the traffic and access on Highway 52. She has concerns with sending traffic through Sharpe Farms. Section 16-626 is the process that needs to be followed. She also stated we need more commercial on Highway 52.

Bryce Myers, resident of 245 Stonehaven Street Circle, was sworn in by City Clerk Valerie Taylor. He voiced concerns about the Andrew Drive access and the traffic impact on the roads.

Marian Thompson, resident of 445 Hass Court, was sworn in by City Clerk Valerie Taylor. She voiced her concerns about traffic and asked for an updated traffic study. Sharpe Farms needs another safe access for the residents that live there now. The traffic will dump out onto Stonehaven, not directly onto Flying Cir.

Troy Saine, resident of 235 Stonehaven Street Circle, was sworn in by City Clerk Valerie Taylor. He voiced his concerns about safety on Stonehaven Street Circle due to the sun glare. He also voiced his concerns about the additional traffic in Sharpe Farms and the traffic on Highway 52. Mesa Ridge will also be accessing Highway 52 on Flying Circle. He stated this neighborhood (Ridge Lands) should have to follow the same rules as far as the lot sizes.

Mr. Mitchell stated in the original development agreement in 2019 they were required to have two accesses. CDOT denied the 2nd access onto 52. Flying Circle is a collector street and will be extended south. He stated that interconnectivity between subdivisions is required.

Council Member Plain stated that we are only looking at rezoning tonight. He asked if we put some kind of contingency on Andrew Drive until there is another exit available. He asked if something could be done with the exit onto Colorado Blvd before the commercial

development comes forward.

Mark Doering stated the PDP came before council on September 26th, conditions cannot be put on a rezoning. That would have to be done on the final development plan. There will be more people looking at this including CDOT, Engineers and Staff during the final development plan. The City is working with CDOT to widen Highway 52.

AJ Euckert stated the City is in discussions with CDOT and the access control plan. We do hear the concerns that have been brought up.

Kathleen Kelly stated the application before Council tonight is for rezoning only, not the plan that council is seeing tonight, the final development plan will come before council later. The applicant is here, is hearing the concerns, and hopefully will address them with the final development plan. The traffic engineer will have a chance to revisit the plans. Council needs to focus on the rezoning criteria.

Mayor Morehead stated that tonight is for the rezoning only. He asked if the Master Plan would have to be amended. Kathleen Kelly stated the Master Plan is not binding.

Mr. Mitchell stated that in the next step of the process they would work with staff and whoever else to work things out.

With no further comments, Mayor Morehead closed the public hearing.

Council member Plain moved to approve Ordinance 933, rezoning certain property within the proposed Ridge Lands Subdivision, on second reading. The vote was Ayes: Council Members Crespo, Thomas and Plain. Nays: Council Members Long, Turini and Wittman. Mayor Morehead broke the tie by voting yes. The motion passed.

B. Public hearing and approval Resolution 22-75, approving a Site Plan for Cutting Edge Steel.

Mayor Morehead opened the public hearing.

Jim Weaver, CEO of Cutting Edge Steel, 101 Miller Drive, Dacono, CO, 80514 was sworn in by City Clerk Valerie Taylor and gave a brief presentation.

Senior Planner Mark Doering asked that the following be made part of the public hearing: staff report, application and supporting documentation, zoning map and Dacono Municipal Code. He then presented his report.

With no further comments, Mayor Morehead closed the public hearing.

Council member Plain moved to approve Resolution 22-75, approving a Site Plan for Cutting Edge Steel. The vote was unanimous with Mayor Morehead declaring the motion carried.

C. Submission of the 2023 Draft Budget.

Finance Director Kelly Stroh presented her report.

Council Member Wittman acknowledged receipt of the draft budget and set the public hearing date for Monday, November 28, 2022 and directed that notice be published. The vote was unanimous with Mayor Morehead declaring the motion carried.

Staff Reports

AJ Euckert – He stated Planning Commission will be held tomorrow night. The Weld County Annual

Town County Dinner will be on the 27th. November 1st a budget work session will be held. November 2nd there will be URAD meeting, a budget discussion will be held. The Veteran's Wall of Honor will be held on Sunday, November 13th at 10 am. Next week we will be starting work on Holly Street, notices will be given to the residents. He congratulated Val on getting her MMC.

Jennifer Krieger – not present.

Brian Skaggs – not present.

Kathleen Kelly – no report.

Valerie Taylor – no report.

Kelly Stroh – no report.

Kaylin Miller – not present.

Mark Doering – no report.

Council Members

Doris Crespo – She said thank you for the road repairs on Glen Heather and Glen Heather Court.

Danny Long – no report.

Kevin Plain – no report.

Adam Morehead – no report.

Jackie Thomas – no report.


Jim Turini – no report.

Kathryn Wittman – no report.

Adjournment:

With no further business to be discussed, the meeting was adjourned at 7:26 PM.

Approved this 24th day of October, 2022.



Adam Morehead, Mayor

Attest:



Valerie Taylor, City Clerk