

MINUTES
EVANS PLANNING COMMISSION
Regular Meeting
December 11, 2012 – 7:00 p.m.

CALL TO ORDER

Chairperson Bisel called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Chairperson Bisel, Vice Chairperson Brothe, Commissioner Phillips, Commissioner Numoto, Commissioner Grigson

Absent: None

APPROVAL OF MINUTES

Vice Chairperson Brothe motioned, seconded by Commissioner Numoto to approve the October 16, 2012, Minutes as presented. Motion passed with all voting in favor thereof.

Vice Chairperson Brothe motioned, seconded by Commissioner Numoto to approve the November 13, 2012, Minutes as presented. Motion passed with all voting in favor thereof.

APPROVAL OF AGENDA

The Agenda was approved with the condition that the spelling of Conrad Grigson's name be corrected.

AGENDA ITEMS

- A. Public Hearing – Use by Special Review– Water Depot in the PUD District – 2630 49th Street (FROGS)
- B. Public Hearing – Use by Special Review– Security Residence in the PUD District – 2630 49th Street (FROGS)

The Planning Commission held two Public Hearings for the separate Agenda items, but the Agenda items were presented together in one discussion. Ethan Watel and Vince Harris, of Baseline, were present and representing the City of Evans. Mr. Watel began the presentation with showing various maps and giving background information on the property. The access for the Water Depot will be from 49th St. The plan is to improve 49th St and have it be shared access for both the Water Depot and Security Residence. For the Water Depot, trucks will enter the site, be filled with water, and exit via West 49th Street. As for the Security Residence, the existing farm house will be converted for a security guard to be there on site. The applicant's Conceptual Site Plan and Reclamation Plan were viewed and staff believes it meets all the criteria for an approved USR that will have a 5 year maximum and be reviewed annually. If one of the USR's is ever revoked, it would automatically revoke the other. Staff recommends approval with conditions to the City Council of the Use by Special Review permit.

Chairman Bisel asked to hear from the applicant. Rod Guerrieri and Josh Suter from Front Range Oil & Gas Services (FROGS) were present. Mr. Guerrieri came forth to speak. He explained the project and its use. He also explained that, if he is approved, the land on the south side would be dedicated to the City for storm drainage to the river and a bike path, as well. Mr. Guerrieri asked if there were any questions from the Planning Commission; there were none.

Chairperson Bisel then asked if there was anyone present in the audience to speak in favor of the project. No one came forth. Chairperson Bisel then asked if there was anyone present in the audience to oppose the project. Ms. Ronni Sylvester, of LaSalle, came forth. She indicated she was neither for nor against the project, but had questions and concerns. The Sylvester's land joins on the south side of the project parcel. She first asked about the bike path and was curious if it would cut straight through their property. Mr. Guerrieri told her the river would create the barrier and the path would run parallel to the power lines. Mr. Guerrieri said it was still going to be under discussion with the City if fencing would need to be placed to create a boundary. Ms. Sylvester main concern was the levy. She felt that there is a good potential with the Water Depot and Security Residence going in that the levy will break and flood the entire area. Zach Ratkai, City of Evans Building & Development Manager, stated he would be looking into the original PUD concerning the levy. Ms. Sylvester had no more questions for the Commission or the applicant.

Mr. Bisel then asked if there were any other members of the audience that wanted to come forth. Nancy Stenzel, 2022 49th St, came forth. Ms. Stenzel is worried that the levy will break and flood the entire area. She is also concerned about the impact of traffic in the area, especially by their house. Mr. Guerrieri briefly discussed the Traffic Study that was done. He said that there would only be about a 10% increase in traffic, so it would not be significant, and it didn't qualify as a congested area. Commissioner Phillips asked if there would be a need to install traffic lights in that area from the increase. Mr. Guerrieri indicated that 10% is so minimal; it would not have enough of an impact to create the need for a traffic light. Mr. Harris of Baseline addressed the concern on the bike path. He told Ms. Stenzel that is not a project in the near future; it is part of a long range plan. Ms. Stenzel had nothing further.

Chairperson Bisel wanted to make sure the City looks into the PUD for the levy. No one else came forward to speak for or against it. Chairperson Bisel said the levy PUD will come up for another Public Hearing in the future when the Amendment to the PUD takes place.

Mr. Bisel then closed the Public Hearings and the Planning Commission discussed the USRs. Chairperson Bisel said the applicant fulfilled the criteria and was asking for a

Motion either in approval or denial with conditions for the Use by Special Review for a water depot at 2930 49th Street.

Commissioner Phillips moved to recommend approval as conditioned in the staff report because it does meet criteria outlined in Sections 19.44 of the Municipal Code. Commissioner Numoto seconded, with all voting in favor thereof.

Chairperson Bisel then asked for a Motion either in approval or denial with the conditions for the Use by Special Review for a security residence at 2930 49th Street.

Commissioner Phillips moved to recommend approval as conditioned in the staff report because it does meet criteria outlined in Sections 19.44 of the Municipal Code. Mr. Grigson seconded, with all voting in favor thereof.

This will go before City Council on December 18th, 2012, at 7:30 p.m.

C. **Report from NFRMPO on the Bicycle Plan**

Aaron Fodge, Senior Transportation Planner for the NFRMPO, gave a presentation on an updated bicycle path plan. He showed inventory, maps of preliminary corridors, and gave a quick overview.

AUDIENCE PARTICIPATION:

There were no comments from the audience.

GENERAL DISCUSSION:

Zach Ratkai, Building & Development Manager, gave a brief update on Community Development, building permits and Neighborhood Services. He will be giving a year-end report next month.

ADJOURNMENT:

Chairperson Bisel adjourned the meeting at 8:11 p.m.