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## **AGENDA**

### **Planning Commission Work Session 5:30pm**

Tuesday, September 22, 2015  
Evans Community Complex – 1100 37<sup>th</sup> Street  
City Council Chambers

Planning and Zoning packets are prepared several days prior to the meetings. This information is reviewed and studied by the Commission, eliminating lengthy discussions to gain basic understanding. Timely action and/or short discussion on agenda items do not reflect lack of thought or analysis. An informational packet is available for public inspection on the website at [www.evanscolorado.gov](http://www.evanscolorado.gov)

## **WORK SESSION**

Meeting called to order by Sean Wheeler

In attendance:

Chairman: Robert Phillips III  
Vice Chairman: Deborah Linn  
Julie Lowe  
Laura Speer  
Billy Castillo

Guests:

Staff:

Sean Wheeler, City Planner  
Pat Zietz, Administrative Specialist

- I. Revised Conditions of Approval – Synergy**
- II. Project Status Update**
- III. Work Session adjourned**

09-03-15

**SYNERGY WELLS**

**REVISED CONDITIONS OF APPROVAL**

1. All representations of the applicant made during City Council meetings and hearings are considered conditions of approval unless modified by the City.
2. The applicant shall comply with all requirements of the City Engineer Evans Municipal Code, Standards and Details related to road and other infrastructure improvements including the submittal of construction plans and details; an opinion of costs; a schedule of improvements and all other elements as determined appropriate by the City Engineer.
3. The applicant shall provide sufficient collateral in the form of a Letter of Credit for all engineering improvements required by the Municipal Code and incorporated into a Development Agreement. The applicant shall construct all applicable on (and off-site) road improvements under the direction of the City Engineer, prior to the release of collateral in accordance with the Development Agreement. The Letter of Credit shall meet the requirements of the Evans Municipal Code.
4. The applicant shall obtain an access easement in a form acceptable to the City from the adjacent property owner to the east between the applicant's eastern property line and the dedicated section of City right-of-way. The easement shall provide for access to and from the applicant's property onto 35<sup>th</sup> Avenue.
5. The applicant shall obtain access and grading permits as required by the City Engineer Evans Municipal Code, Standards and Details for development of the site.
6. No access is granted onto 37<sup>th</sup> Street for the use. All heavy production or construction truck traffic shall use haul routes east to 35th Avenue and south to 49th Street. No heavy production or construction truck traffic is allowed to transit north of the site.
7. The applicant shall submit an application for a Plat amended plat for the site and to dedicate 120-feet of public right-of-way along the north end of the property between the east and from the east to the west property lines. The exact location of the right of way to be approved with an amended plat application. Any additional public improvements as may be required per the Evans Municipal Code as part of the plat review and approval process shall also be included.
8. Within 30 days of approval by the City Council, the applicant shall provide a landscape plan in compliance with the Evans Municipal Code. Following approval of the landscape plan the applicant shall provide ~~require provision of~~ collateral in the form of a Letter of Credit as required by the Evans Municipal Code in an amount determined by the City. Landscaping shall be installed as soon as possible ~~in 2016~~ on completion of the first phase of drilling and include an appropriate irrigation system using a non-potable source for water. ~~, unless an extension is granted by the~~ The Director of Public works or a designated representative may

grant approval to delay landscape installation till the start of the next growing season if the weather or time of year when drilling is complete warrants such an extension

9. Landscape improvements shall include modifications to the existing irrigation system at all public sites where wells are being capped, to ensure the reclaimed areas receive irrigation sufficient for the landscaping to establish and remain healthy.
10. The applicant shall cap all wells described for closure in the case file and notify the City when this is done. ~~The capping of wells shall include removal of access roads and an irrigation system for landscaping as required in Condition 9.~~
11. The applicant shall provide evidence of bonding and insurance in compliance with the Evans Municipal Code.
- ~~12. The applicant shall submit an application for a Final Plat for the purpose of dedication Right-of-way and make any public improvements as may be required as part of the plat review and approval process.~~
- ~~13. In conjunction with the Plat the City and Synergy will enter into a Development Agreement to memorialize the conditions of the Use by Special Review approval and any conditions that are part of the Final Plat approval.~~
12. The applicant shall pay the cost of the public hearing notice and mailing as required by Chapter 19.64 of the Evans Municipal Code.

**Evans Development Review, Project Status Updates - 09.22.15**

Project	Review Type	Location	Staff Assigned	Status	Date Accepted	Comments Due	Current Activity	Notes
ARB Transload Facility	Subdiv. Plat	GWE Plant Site	Sean, Fred	Pending Submittal	N/A	N/A	None	None
ARB Transload Facility	Site Plan	GWE Plant Site	Sean, Fred, Dawn, Ditesco	Under Review	Various	Under Follow-Up Review	Require Updated Site Plan	Eng. Review Underway
ARB Transload Facility	Amended Annex. Agr.	GWE Plant Site	Sean, Fred, Scott, Ditesco	Sent to Council	05.15	N/A	2 <sup>nd</sup> Reading 07.21.15	Approval 07.21.15
ARB Transload Facility	Variance	GWE Plant Site	Sean, Fred, Scott	Approved	03.15	N/A	Approved	Approved 04.08.15
Bella Vista MHP PUD	PUD / Site Plan Review	333 37 <sup>th</sup> St.	Sean	Under Review	09.08.15	09.29.15	None	None

**COLOR KEY:**

	Current Application, Active File
	Project Approved / Under Construction
	Pending Review – Anticipate Submittal or Application Update.

Project	Review Type	Location	Staff Assigned	Status	Date Accepted	Comments Due	Current Activity	Notes
Driftwood Condos	Site Dev.	2485 37 <sup>th</sup> St	Sean, Fred, Dawn, Ditesco	07.5 application remains incomplete.	01.28.15 (Incomplete)	Ongoing	Consultant updating Eng. items and amended plat.	Punch List of outstanding issues provided.
Innovative Foods	Amended Plat	4320 Industrial Pkwy.	Sean, Fred	Platting Process	07.15	Notified	Active Review	Anticipate mylar submittal
Stonegate Industrial Park	Amended Dev. Agr. Site Plan	SE Corner 17 <sup>th</sup> Ave & 42 <sup>nd</sup> St.	Sean, Dawn	Pending Updated Materials	N/A	N/A	Waiting on plans.	No submittal as of 09.15.15
Synergy 22 Wells	USR	Tuscany 3 <sup>rd</sup> Filing	Sean, Fred, Dawn, Ditesco	USR Site Plan Public Hearing	05.15 Updated App.	08.19.15	08.25.15 PC	09.01.15 CC (Tabled to 10.20.15)
Werning	PUD Amend.	PUD, South of SP River	Sean	Amendment to PUD Zoning	Waiting on Applicant	Draft Amendment sent 02.15	No Response to draft PUD Plan.	CC – 05.24.15 for extension to 09.15

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US HIGHWAY CORRIDOR DEVELOPMENT								
Project	Review Type	Location	Staff Assigned	Status	Date Accepted	Comments Due	Current Activity	Notes
CDOT PARK N RIDE	Site Dev.	Highway 85 (South End)	None	Under Construction	N/A	N/A	Under Construction	None
Kum & Go	SP	31 <sup>st</sup> St.	Sean	Submitted 08.28.15	09.08.15	09.29.15	Staff DRT Review 09-15-15	N/A
Rush Truck Center	Minor Subdivision Plat	625 31 <sup>st</sup> St.	Sean	Platting Process	07.09.15	Provided Various Dates	Review Complete	Pending Mylar Submittal
Rush Truck Center	Site Plan	625 31 <sup>st</sup> St.	Sean	Site Plan Review	08.03.15	08.28.15	Revised Staff Memo per DRT	Comments Sent

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