

PC Meeting June 11th:

1. Called to Order – The Planning Commission convened a regular meeting on June 11, 2020. Chairman Dowker called the meeting to order at 6:01 p.m.

2. Roll Call – Members present: Jan Dowker Chairman, Sean Murphy, Patrick Dillon, Danielle Trotta, Jeff Butler, Kelsey Byron, and Matt Rood.

Staff present: Curt Freese and Adam Olinger

3. Consent Agenda – Minutes from the meeting of February 27, 2020. Motion to approve by Commission Dillon. Seconded by Commissioner Trotta. With all commissioners in favor, THE MOTION CARRIED.

Motion was made by Commissioner Trotta to switch agenda items 4 and 5. Seconded by Commissioner Byron. With all commissioners in favor, THE MOTION CARRIED.

4. Public Hearing: Husen-Christopher Mini Storage Conditional Use Permit, Stephanie Hansen agent -

Mr. Freese introduced the project as a conditional use application for a storage unit on 2nd St. The land is zoned M-2, and has a preferred land use of employment, which it would satisfy by providing direct employment to staff on its property. The property is bordered by the railroad to the west, Lehman Printing on the south, an outdoor storage yard to the north, and 2nd St to the east. If approved, the owner can sell the property to anybody who could upgrade the property anywhere within the conditions set upon the Planning Commission. The property would make little impact to current utility use, will not make a major traffic impact, and will be fenced and landscaped to mitigate any neighborhood impacts. Staff received three letters of support for the project and zero letters of opposition. Staff recommends approval with a condition that all storage be indoors only.

Stephanie Hansen, on behalf of the applicant, presented more on the agenda item. M-2 is meant to provide space for employment opportunities for indoor and outdoor storage, so the site would conform to the proposed use. The applicant showed renderings to showcase that, if approved, the site will look attractive even before the trees matured.

Commissioner Dowker opened the public hearing at 6:32 p.m.

Dean Lehman of 2313 Lake Park Dr in Longmont, who owns both Lehman Printing next door and Western LLC which owns the property of the proposed site, spoke during the public comment period to clarify he is acting on behalf as the managing LLC's property owner, and not on behalf of his company.

Commissioner Dowker closed the public hearing at 6:35 p.m.

Commissioner Butler asked staff how the height and building layouts could be maintained if the applicant were to sell the property in the future. Mr. Freese answered that the commission could place a condition on the height of the building before approval. Commissioner Butler then asked if the colors

of the buildings would be uniform throughout the project. Jeff Hansen, the project architect, replied the two colors would be various shades of gray. Their intention is that the body of the building would be color one and the doors would be color two, and then on the adjacent building the colors would be flipped. Commissioner Butler next asked if the buildings would be compliance with the Town's design standards, as there are stretches of some buildings that are long, interrupted faces of metal. Mr. Freese stated that every 75 feet of building must have some sort of architectural or landscaping piece to break up its monotony, and the trees to be planted accomplish that requirement. Commissioner Butler still did not feel that was enough, and Mr. Freese said that the applicant could break up the building but would likely prefer to not. Ms. Hansen pointed out that there was a step on the northern third of the building, and explained that they didn't want to break up the building in the middle because then it would funnel car headlights into the neighborhood.

Commissioner Murphy echoed the concerns for the bland west facing wall, but overall commended the design team and singled out his appreciation of the landscape plan.

Commissioner Byron felt that the project is appropriate for the location.

Commissioner Dowker also felt that the project was an appropriate use for the site and appreciates the landscaping and the attention to design.

Commissioner Murphy asked the applicant had any objections to limiting the height of the project to 25 feet. The applicant had no objections.

MOTION by Commissioner Murphy to approve the conditional use request for storage use subject to the following recommendations:

- All storage be conducted indoors.
- All buildings to be less than 25 feet tall.

Seconded by Commissioner Trotta.

All in favor THE MOTION CARRIED.

5. Public Hearing: Hammond 5th Filing Final Plat, Kristin Turner agent –

Mr. Freese introduced the project as a final plat for 31 lots on 33.65 acres on R-4 zoning with PLU of high density residential. The preliminary plat was already approved by the Town Board and Planning Commission in 2019. While the future land use map calls for high density residential at 6-14 dwelling units per acre, this still meets the criteria once the townhouse to the west are included. The townhomes were removed from this submittal to wait on the design of the off ramps from 287. The developer will pave Hammond Ct, the road on the south side of the plat, between Nicholson St and Timberlake Dr, and will be putting road base on the two ends. The Town will maintain the paved section, and the property owner to the south would be required to complete the ends if they ever choose to develop. One resident, Randal Howard, wrote a letter to staff stating he was against the proposal.

Kristin Turner, on behalf of the applicant, pointed out that the subdivision has almost twice the size of a park required, and has about 58% of its lots fronting the park. The park will have playground equipment,

there will be a soft surface trail along the south side of the development, and wood fencing will be used instead of vinyl fencing throughout the filing.

Commissioner Dowker opened the public hearing at 7:16 p.m.

Lynn Hammond, who owns the property to the south, spoke about his desire for a condition that required for the developer to construct/install everything in the road base on the extremities of Hammond Court, so that he will just have to asphalt it if he were to develop. Mr. Hammond also spoke about his desire for the eastern cul-de-sac to be located approximately 100 feet further east than it is. Mr. Hammond also expressed his appreciation for the applicant's desire to work with him and help work through his issues as best as they could.

Commissioner Dowker closed the public hearing at 7:30 p.m.

Mr. Freese explained the reason the eastern cul-de-sac ends where it ends is because of existing underground water lines that limit where development can go. The applicant Jeff Mark ensured that the access easement would be incorporated per Mr. Hammond's request. Ms. Turner then summarized the points agreed to between the applicant and Mr. Hammond.

Commissioner Byron asked staff if there was a trigger on traffic improvements for the intersection of County Road 10E and Berthoud Pkwy, pointing out the increasing development in the area. Mr. Freese responded by saying the trigger has not yet been hit and is unsure of how many new units would be needed to make this trigger. Mr. Mark added that the improved intersection is almost already built due to the improvements of County Road 10E and Berthoud Pkwy already being done. Commissioner Byron then asked about how this filing would improve the Town's pedestrian connectivity, to which Mr. Freese replied that there are plans in the works for a trail to go along the length of Berthoud Pkwy.

Commissioner Byron also asked whether the trail in this filing would be maintained by the Town, and Mr. Freese explained that it would be managed by the neighborhood's Metro District. Commissioner Byron finally asked if there was a list of native seeding that is acceptable to be planted, similar to the list of acceptable trees. Mr. Freese did not believe the Town does but informed that there are now two rounds of landscape review being done by both the Town and Baseline Engineering. Commissioner Byron ended her questions by detailing her appreciation for Mr. Hammond's concerns with the project and applauding the Town and applicant for working to accommodate said concerns as best as they could.

Commissioner Dillon asked staff to read the letter of opposition sent yesterday. Mr. Freese read the letter aloud, which detailed the resident's desire to keep Berthoud small and his concerns with the development impacting the residents to the east's views of the mountains. Commissioner Dillon also asked about the vision for the future development on the property. Mr. Mark responded that there will be five acres of commercial development, townhouses, and this filing's single family homes.

Commissioner Butler asked whether the cedar wood fencing would be around the perimeter of the development, or if it would also be around all of the homes as well. Ms. Turner clarified that the fence type would be cedar wood for the entire filing. Commissioner Butler then asked for clarification on the Hammond Ct issue, and wanted to be sure there would be an official agreement to ensure this situation is completed as it is supposed to. Mr. Freese explained that it had already been agreed on and will be a part of the development agreement. Commissioner Butler then asked if Mr. Hammond intended to

annex his property into Town in the future, to which Mr. Hammond replied that he does intend to at some point in the future.

Commissioner Murphy, Commissioner Trotta, and Commissioner Dowker all commended the collaboration between the parties involved.

Commissioner Butler motioned with the condition that the developer agrees to complete Hammond Ct in between the stub streets of Nicholson St and Timberlake Dr and also bring the far east and west cul-de-sacs to grade to complete the entire stretch of Hammond Ct road base to allow the owner to the south to install the asphalt within a short period of time.

Seconded by Commissioner Murphy.

With all in favor, THE MOTION CARRIED.

6. Reports –

Mr. Freese explained that Town Hall is reopening on June 15th, with staff back to work full time. Public meetings will likely continue to be conducted over Zoom for the time being to keep a limit on the amount of people gathering in one place. He also explained the Comprehensive Plan survey had almost 700 responses, and the next committee meeting should be in mid-July.

Meeting adjourned at 8:29 p.m.