

1. **Call to Order** – The Planning Commission convened a regular meeting on July 11, 2019. Chairman Banzhaf called the meeting to order at 7:00 p.m.
2. **Roll Call** – Members Present: Scott Banzhaf, Chairman, Kelsey Byron, Jeff Butler, Jan Dowker, Patrick Dillon, and Dick Shepard.
Member Absent: Sean Murphy
Staff Present: Curt Freese, Sue Bowles
3. **Consent Agenda** – Minutes from meeting of June 13, 2019. Motion to approve the minutes as presented. With all in favor, THE MOTION CARRIED.

4. **Harvest Ridge North Final Plat**

Mr. Freese presented the agenda item, which was a request for a Final Plat for 30 single family lots in Phase 1 called Harvest Ridge North. He noted that the development had been renamed from Arbor Ridge, which was annexed in early 2018. The annexation of 39.25 acres, which included a Concept Plan, was for Single Family Residential (R-1) and planned over a hundred single-family estate style lots. The property was located on the East side of LCR 17 (Berthoud Parkway), directly South of Ludlow Farms. The lots proposed averaged a little below a quarter of an acre to over a third of an acre. All changes that had been requested by Planning Commission and Town Board during the Preliminary Plat had been address. He mentioned that the Preliminary Plat had included a cul-de-sac; however, it had been changed to a through street to allow connection to the southern portion of the property when it was developed. In addition, the trail that went through the cul-de-sac was redesigned to run further to the south to the middle of the property for trail connection.

Alex Hoime, applicant, stated that all the comments received by the Planning Commission and Town Board during the Preliminary Plat stage had been accommodated. He did note that 31 lots were proposed not 30. He remarked that the street realignment was a recommendation of the Town Board.

Bill Johnson, owned property to the south, appreciated the applicant's willingness to work with him as the easement would allow him to continue farming. He noted concern with storm surge as it could cause flooded basements. He also wondered when the pipeline would be installed.

Mr. Hoime stated that there was a ditch that ran across the high side of the property. During the first phase, the ditch was planned to remain as it currently was. He stated that if there was any irrigation surge or blockage it would be caught in the swales that would be located around the homes and not create any concern of basement flooding. In Phase 2 a portion of the line would be underground near the houses. The portion not underground would be towards the far west side, and it would drain along the back side and into the detention pond.

Commissioner Byron recommended future phases included trail connections and pedestrian crossings.

Mr. Freese proposed a request for exploration of when and where a crossing would be appropriate.

MOTION by Commissioner Shepard to approve the Harvest Ridge North Final Plat consisting of thirty-one lots, finding it is consistent with Section 30-6-105 C with the following recommendations:

- Any future phases will require the trail connection proposed along the existing farmhouse property to be completed.
- Exploration of potential pedestrian crossings to be completed with future phases and traffic impact studies.

Seconded by Commissioner Dowker.

With all in favor, THE MOTION CARRIED.

5. Heritage Ridge 7th Filing Final Plat/Final Development Plan-

Mr. Freese presented the agenda item, which was a request for a Final Plat and amended Final Development Plan for the Heritage Ridge 7th filing. The request was for 50 paired or zero-lot line homes located South of Spartan and to the East of 5th Street along Canyonlands. He explained that apart from Canyonlands (already built), all roads proposed would be private alleys. Moreover, the units were all rear or alley loaded and those lots on the cul-de-sacs would have their front doors oriented towards the open space/park. He noted that over 56% of this Final Plat would be reserved for open space (5.72 acres), which would be maintained by the Metro District. For the Final Development Plan (FDP), the overall approved density for Heritage Ridge was 496 dwelling units, but with this final filing, the final buildout was 456 dwelling units (40 lots under the approved total) for the entire Heritage Ridge development.

Kristin Turner, TB Group, remarked that this was the last parcel of land to be developed within the Heritage Ridge Subdivision. She explained that all the homes were alley loaded and parking would be in the garages located behind the homes. Trail connections were being proposed, which would feed into the rest of the neighborhood. All yards would be maintained by the HOA.

Commissioner Butler asked about adequate parking.

Ms. Turner explained that the development was required to provide 100 parking spaces, and they were proposing 143 parking spaces: 100 were garage spaces, 14 were driveway spaces and 29 were within the cul-de-sacs.

Commissioner Dillon asked if the lots closest to the railroad track contained fencing as he had some safety concerns.

Ms. Turner stated that there would be low, split rail fencing with an additional landscape area and plantings.

Commissioner Byron expressed concerns about pedestrian safety in the alleyway.

Ms. Turner noted that fire department required 20-foot alleys, and they were proposing 24-foot alleys. In addition, the cul-de-sacs were larger to allow appropriate turn radius for fire trucks.

Commissioner Byron stated that a pedestrian crossing over 5th Street at Spartan should be a requirement.

Mr. Freese noted that the pedestrian crossings were being addressed by the Town, the Public Works Director, and the Developer. It would be an off-site improvement, which would be difficult to require.

Ms. Turner explained the original alignments for the crosswalks, trails and ramps for the Heritage Ridge development. She also noted that those alignments were associated with the original developer under separate Development Agreements.

Further discussion ensued between the Commission and Staff regarding pedestrian crossings.

MOTION by Commissioner Shepard to approve the Heritage Ridge 7th Filing Final Plat and Final Development Plan.

Seconded by Commissioner Dillon.

Commission Byron voted against the Motion.

With all other Commissioners in favor, THE MOTION CARRIED.

6. Development Code Updates-Sections 2, 3, 4, and 6

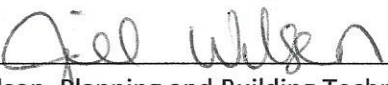
Mr. Freese recommend the item be tabled to the July 25, 2019 meeting to allow continued discussion.

With all in favor, THE MOTION CARRIED.

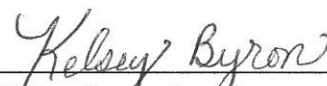
7. Reports

Mr. Freese stated that the Town hired an engineering firm to complete engineering services for the Town. Those services would begin on August 1, 2019.

Meeting adjourned at 8:45 p.m.



Jill Wilson, Planning and Building Technician



Kelsey Byron, Secretary