



Planning Commission Minutes – August 12, 2021

1. Call to Order – The Planning Commission convened a regular meeting on August 12, 2021. Chairwoman Dowker called the meeting to order at 6:00 p.m.

2. Roll Call – Members present:

Jan Dowker	(Chairwoman)
Sean Murphy	(Secretary)
Karl Ayers	(Commissioner)
Patrick Dillon	(Commissioner)
Chris Kurtz	(Commissioner)
Abigail Smith	(Commissioner)

Staff present:

Curt Freese	(Director)
Jonathan Mitchell	(Permit Technician)

3. Consent Agenda – Minutes from the July 08, 2021 Planning Commission Meeting.

MOTION made by Commissioner Kurtz.

SECONDED by Commissioner Ayers.

With all in favor, THE MOTION CARRIED.

4. Public Hearing: Harvest Ridge South Final Plat (Alex Hoime, agent)

Director Freese introduced the project as a final plat for 65 single family lots on 26 acres.

Alex Hoime spoke about the project as the applicant.

Public Comment was opened at 6:10 p.m.

Public Comment was closed at 6:12 p.m.

MOTION made by Commissioner Murphy.

SECONDED by Commissioner Ayers.

With all in favor, THE MOTION CARRIED.

5. Public Hearing: Farmstead Phase 2 Neighborhood Master Plan and Rezoning (Steve Weins, agent)

Chairwoman Dowker and Commissioner Dillon recused themselves from the remainder of the meeting.

Director Freese introduced the project as a neighborhood master plan request for 1,461 units on 223 acres and a rezoning request across 85 acres to become R1, R2, R3, R4, and C1.

Will Edwards, Steve Weins, David Stranathan, and Justin Beckner spoke about the project as the applicant.

Public Comment was opened at 7:17 p.m.

David Strait of Lawrence Custer Grasmick Jones & Donovan spoke on behalf of McIntyre Ditch Company to voice concerns about maintaining ditch rights.

Michael Cook, Construction Superintendent for Habitat for Humanity, asked that the pipeline from Bacon Lake to the Little Thompson River to be maintained. Mr. Cook also requested a second access point to connect to the east side of the L&M property.

Public Comment was closed at 7:24 p.m.

Commissioners asked about pedestrian crossings at County Road 1, timelines for completion of amenities, and a request for a handicap accessible playground.

MOTION TO APPROVE the Neighborhood Master Plan made by Commissioner Ayers with the following conditions—

- 01. All alleys remain private, and any alley loaded lot must obtain its primary access/garage from the alley.**
- 02. Street connections are considered along the eastern side to the adjoining L&M property.**
- 03. A parking study to consider visitor parking for the attached home area east of County Line Rd and south of Tenderfoot Way is submitted with the preliminary plat submittal.**
- 04. Consideration of a roundabout on County Line Road and Highway 56, along with a Rodell study be provided at the Preliminary Plat stage.**

SECONDED by Commissioner Kurtz.

With all in favor, THE MOTION CARRIED.

MOTION TO APPROVE the Zoning Map Amendment made by Commissioner Smith.

SECONDED by Commissioner Kurtz.

With all in favor, THE MOTION CARRIED.

5. Reports –

Staff and commissioners participated in a development tour of Berthoud last week, and a desire amongst commissioners to have another tour in the Northern Colorado region was expressed.

6. Adjourn –

The meeting was adjourned at 8:00 p.m.