

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
November 1, 2016**

The Planning Director indicated that the fence needs to be addressed because all outside storage must be screened. The fence must be delineated on the site plan and requires a building permit.

The Planning Chair asked if sidewalk is being proposed. Mr. Hunt indicated that a public sidewalk is not being proposed.

Member Lucas Marone asked for clarification on the number of tanks and their volume. Mr. Hunt indicated that two (2), 6,000 gallon tanks and one (1) 4,000 gallon tank is being proposed. Mr. Hodges stated that there are State requirements for the fuel tanks and the Fire District must also approve the tanks. A new condition has been placed on the Resolution to address the maximum volume permitted for each tank.

Member Dan Parrish asked if a septic system is provided to the existing building. Ms. Deitman answered that the current storage building is not connected to a septic system. He noted concern over the flat land on this property and water saturating the leach field. Ms. Deitman indicated that the building would be constructed at a high point on the property for water to drain away from the building. Mr. Hunt added that the sub detention areas will also have adequate drainage as well as the septic and leach field. Mr. Parrish noted that stipulations were made for a 100 year flood and he thought the Colorado mandated planning for a 500 year flood. The Planning Director stated that the standard that was used was directed from Public Works and should be sufficient. Mr. Parrish also inquired about the "future flows and the loop to hit the capacity" and what that referred to. Ms. Deitman indicated that the Fire District was referring to the sprinkler system for the main building.

Member Bush White inquired over the chain link fence and asked if any other type of fence was proposed. Mr. Hunt indicated that he is open to suggestions on the fence. Discussion occurred over security and type of fences.

Mr. White asked if the landscape will have an irrigation system to keep the landscape from dying. The City Planner, Alyssa Knutson, indicated that a condition of approval (Item No. 2 on the Resolution) states, "Dead and dying landscaping material shall be replaced at the earliest reasonable date as determined by the City." This should cover any concerns over the dying landscape.

Member Bruce Davis asked if there a requirement for a fence along the northern property line. Mr. Hodges added that the fence could be labeled as an option to the owner.

Mr. Davis also inquired over the 20 foot access required by the Fire District. Mr. Hodges explained that the access drive is providing access to fire trucks around the main building. This will keep any vehicles from blocking the fire trucks in case of emergency.

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Member Paul Weber asked about setbacks for the leach field. Mr. Hunt answered that there are setbacks from the ditch. Mr. Hodges added that a septic permit must be obtained from the Weld County Health Department. Ms. Deitman indicated that the septic tank is at least 50 feet away from the ditch. Mr. Hodges indicated that prior to Certificate of Occupancy, the owner must provide evidence of a final permit.

The Planning Chair asked if there was a requirement to connect to the City sewer line. Mr. Hodges indicated that there is a requirement to connect to the City's water line; however, he does not believe there is a requirement for sewer connection. Mr. Hodges will review the Annexation Agreement for sewer connection requirements.

The Planning Chair asked if the applicant would agree to install a "decorative" gate at the entrance of the property for staff approval. The applicant agreed and it was determined that this requirement would be added as a condition of approval on the Resolution.

Dan Parrish made a motion to approve Resolution P2016-007 and Bush White seconded the motion.

Mr. Hodges proposed that the following conditions be added to the Resolution:

Item I (d) (8). The existing wells oil and gas well shall be delineated on the plat.

Item I (d) (9). The three (3) proposed fuel tank sized shall be limited to two (2) tanks that are no more than 6,000 gallons each and one (1) tank to be no more than 4,000 gallons, and all three (3) fuel tanks must be approved by the Fire District and labeled on the site plan.

Item I (d) (10). The applicant shall delineate an optional chain link fence along the perimeter of the property.

Item I (d) (11). A decorative gate for the entrance shall be proposed and approved by the Fire District and City Staff.

The Planning Chair asked Dan Parrish if he approved the additional conditions. Dan Parrish approved the changes to the Resolution and Bush White seconded the motion. There being no further discussion, motion passed on voice vote.

Upcoming land use applications and updates

The Planning Chair asked that a planning refresher workshop with DOLA be coordinated for the new members on the Planning Commission.

The City Planner, Alyssa Knutson, indicated that the next meetings will be on Tuesday, November 8, 2016 for a minor subdivision, and Tuesday, November 29, 2016 for a change of zone.

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Ms. Knutson presented the members with the adopted changes to the Commercial and Industrial Zone Districts. She briefly updated members on the status of the Comprehensive Plan update and encouraged members to provide feedback on the new webpage at picturefortlupton.com. She also confirmed that the members received the link to current development projects on the City webpage so they can review project documents prior to packets being distributed.

ADJOURNMENT

It was moved by Bruce Davis and seconded by Bush White to adjourn the November 1, 2016 Planning Commission meeting at 7:06 p.m.

Motion carried on voice vote.



Mari Peña, Planning Technician

Approved by Planning Commission



Mike Simone, Chairperson