



PLANNING COMMISSION MEETING
Town Board Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

MINUTES
REGULAR MEETING 2017-06PC
Wednesday, June 14, 2017 - 6:00 p.m.

Commissioners Present:

Mike Kinney
Julie Stout
Brian White
Donald Brookshire.

Commissioners Absent:

Todd Ahl
Michelle Duda, Alternate

Staff:

John Holdren, Town Administrator
Nicholas Wharton, Assistant Town Administrator
Betty Mauch, Town Clerk
Mitch Nelson, Town Planner
Chris Messersmith, Town Engineer

Audience: None

A. CALL TO ORDER

Commissioner Brookshire called the meeting to order at 6:01 p.m.

1. Roll Call

Commissioner Ahl and Alternate Commissioner Duda were absent.

2. Pledge of Allegiance

3. Approval of Agenda

MOTION WAS MADE BY COMMISSIONER KINNEY second by Commissioner Stout to approve the agenda. All members present voting YES,

MOTION CARRIED

4. Public Comment: There were none.

5. Approval of Minutes

- 2017-05PC May 17, 2017

MOTION WAS MADE BY COMMISSIONER STOUT second by Commissioner White to approve the 2017-05PC May 17, 2017. All members present voting YES,

MOTION CARRIED

B. REGULAR MEETING

1. Hidden Valley Filing 4 Final Plat

- Public Hearing
 - Open Public Hearing

Commissioner Brookshire opened the meeting at 6:04 p.m.

- Comments from Applicant

Craig Russell, Russell + Mills Studios representing Landhuis, presented the final plat. This final plat request is consistent with the concept plan that was approved in October 2016. It is bounded by Hidden Valley Parkway, Avery Plaza, Granite Pass Parkway and Baker Pass Street. It consists of 50 and 60 foot lots, open space consistent with the plan, and monument signage at the corner of Granite Pass Parkway. It is the 133-unit proposal for the final plat. It will be built in phases depending on the development plan. The landscaping is consistent with the original plan. They are proposing trees along Hidden Valley Parkway, the detention area, along perimeter fencing and walkway connections. He showed fencing types along the perimeter of capped rail cedar fence, front yard, side yard and back yard, fencing and monument ID signage consistent with what is existing.

- Comments from Planning Commission

Commissioner Kinney had some questions about the fencing. Craig Russell stated that the comprehensive plan allows lower front yard fencing.

- Comments from Town Planner, Town Engineer, Town Staff

Town Planner Mitch Nelson stated that overall this project meets the minimum requirements for density lot size and open space in the Land Use Code. The proposed use is consistent with the Future Land Use Map and Comprehensive Plan. The road network and lot layout of this plat is consistent with the approved Concept Plan from October of 2016. Planning staff forwards a recommendation of approval with the following conditions:

1. As a condition of approval for Filing 4 Final Plat, the applicant will be required to make improvements to the Filing 3 Park north of Hidden Valley Parkway.
2. Applicant work with staff on changes to the Landscape Plan, including potential adjustment of entry signage and planting.

3. Applicant consider installing sidewalk and tree lawn on the north side of Granite Pass Parkway as a part of this phase.
4. Applicant continue to work with staff on the Subdivision Improvement Agreement.
5. Applicant make minor technical adjustments to conduit plan.
6. Applicant adjust boundaries of Outlot G to reflect park area/green space from concept plan and previous plats.
7. Applicant work with referral agencies to address all comments.
8. Applicant show additional 20 feet of right-of-way as Tract along WCR 21 above the Weld County RE extending to WCR 72.

Town Engineer Chris Messersmith stated that his memo has some technical corrections, but he would like to go through a few of the ones that effect the site plan and land use. The spacing of Granite Pass Parkway where it ties into WCR 21, does not quite meet the criteria of being halfway between WCR 72 and Hidden Valley Parkway. One of the reasons is due to the court exemption lot north of filing 4 that prohibits it. We are asking that the applicant submit a variance request for that intersection. The intersection spacing along Granite Pass Parkway construction drawings classify it as a collector road, but Hidden Valley Parkway is the collector for the subdivision, but it will work as a local street, we ask that they submit a variance for that. Granite Pass Parkway will not be allowed to have any driveways accessing it. The Traffic Study will provide an analysis of WCR 21 and Granite Pass Parkway and will require a dedicated left turn lane to be south bound/east bound and the same with the other two intersections on WCR 21 south of there. There will be more traffic at the Hidden Valley Parkway intersection and we would like them to double check the left turn lane there. In addition to the previous Filing #3, the Traffic Study mentioned that any future development in this area would require a dedicated right turn lane at Teller Street and Hidden Valley Parkway and we want them to go back and look at that. With the addition of Filing #4 it may be warranted now. Outside Filing 4 but inside the final plat are some oil and gas facilities we recommend that the oil and gas setbacks be put on the Final Plat now just so they carry through will all future filings. Filing 4 will use up the remaining sewer capacity and any development beyond that will require new sewer lines that parallel the Great Western Trail.

Assistant Town Administrator Nicholas Wharton stated that in the Filing 4 SIA that the applicant commit to making sure the Filing 3 Park is increased with amenities. He would like the commitment in the actual SIA.

- **Comments from the Public** - There were none.
- **Adjourn Public Hearing**
Commissioner Brookshire adjourned the Public Hearing 6:18 p.m.

o Action

MOTION WAS MADE BY COMMISSIONER KINNEY second by Commissioner Stout to recommend approval to the Board of Trustees of the Hidden Valley Filing 4 Final Plat with staff recommendations and the following conditions:

1. As a condition of approval for Filing 4 Final Plat, the applicant will be required to make improvements to the Filing 3 Park north of Hidden Valley Parkway.
2. Applicant work with staff on changes to the Landscape Plan, including potential adjustment of entry signage and planting.
3. Applicant consider installing sidewalk and tree lawn on the north side of Granite Pass Parkway as a part of this phase.
4. Applicant continue to work with staff on the Subdivision Improvement Agreement.
5. Applicant make minor technical adjustments to conduit plan.
6. Applicant adjust boundaries of Outlot G to reflect park area/green space from concept plan and previous plats.
7. Applicant work with referral agencies to address all comments.
8. Applicant show additional 20 feet of right-of-way as Tract along WCR 21 above the Weld County RE extending to WCR 72.

All members present voting YES,

MOTION CARRIED

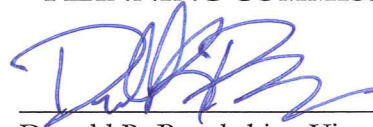
C. STAFF REPORTS

- Mitch announced there will be a Parks Open House tomorrow night, June 15, 2017 at the Town Hall from 6:00 p.m. to 8:00 p.m.
- Chris stated that he is working with Town staff to adopt design and construction standards.
- Next Meeting July 19, 2017

D. ADJOURN

Meeting adjourned at 6:23 p.m.

TOWN OF SEVERANCE
PLANNING COMMISSION



Donald R. Brookshire, Vice Chair

ATTEST:


Betty Mauch, Town Clerk

