



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

MINUTES
REGULAR MEETING 2018-06PC
Wednesday, July 18, 2018 - 6:00 p.m.

Commissioners Present:

Julie Stout
Zack Goodell
Steve Gagliardi
Don McLeod

Absent:

Matt Gordon

Staff Present:

Nicholas Wharton, Town Administrator
Betty Mauch, Town Clerk
Mitch Nelson, Town Planner
Michael Jenner, Community Development Director
Mike Ketterling, Town Engineer

Audience: Don Brookshire, Tad, Gunnar & Lily Stout, Tim Reichel, Stan Everitt, Larry Buckendorf, Bruce Florquist, Frank Baszler,

A. CALL TO ORDER

Commissioner Julie Stout opened the meeting at 6:02 p.m.

1. Roll Call

Commissioner Gordon was absent.

2. Pledge of Allegiance

3. Approval of Agenda

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

MOTION PASSED

4. Public Comment: There were none.

5. Approval of Minutes

- 2018-5PC June 6, 2018

MOTION WAS MADE BY COMMISSIONER McLEOD second by Commissioner Gagliardi to approve the 2018-5PC Minutes of June 6, 2018. All members present voting **YES**,

MOTION PASSED

REGULAR MEETING

- **Saddler Southern Preliminary Plat**

Gene Osborn, representing Saddler Southern presented the Preliminary Plat and gave some background information on the project.

Town Planner Mitch Nelson stated the concept plan was approved in November 2016 and mimics this exactly. One of the sticking points with that review was to get commercial along the Highway 14 corridor and the applicant has kept that in this drawing. Referrals were received from the School District and Weld County. Staff is recommending approval with the following conditions:

- 1) 150' Setback to plugged and abandoned well must be met in park area. Staff is willing to look at different options to accomplish this.
- 2) Applicant has indicated that the suburban local street with attached sidewalk would be used. Planning staff is comfortable with this cross section, however there are some discrepancies in the plans that indicate otherwise. Plans need to be revised to show consistent cross section agree upon by both parties.
- 3) Applicant address staff redlines, including draft management plan.
- 4) Landscape Plan is adequate for Preliminary Plat, however more detail will be needed on planting beds and species locations. Additional shrubs will also be required to increase plant diversity.
- 5) Applicant work with staff on the platting of commercial tract boundaries.
- 6) Applicant work with staff on an alternative to the offset intersection at Saddler Ridge and Thoroughbred Street.
- 7) Applicant add curves and seating areas to trail network.
- 8) Applicant adjust front and rear yard setbacks to match current Town of Severance criteria.
- 9) Applicant work with the Town to provide ADA access at park.
- 10) Applicant will be required to finalize SIA prior to Final Plat approval, staff is currently reviewing the submitted draft.

Town Engineer Mike Ketterling reviewed the preliminary engineering drawings as well as the Traffic Study. The water system and the nonpotable system are North Weld County Water District systems, the nonpotable is also used for fire hydrants. The sanitary sewer system will be operated and maintained by the Metro District. The Town's responsibility other than normal engineering standards will be the streets.

Brief discussion followed.

- **Action**

MOTION WAS MADE BY COMMISSIONER GAGLIARDI second by Commissioner McLeod to forward a recommendation of approval to the Board of Trustees for the Saddler Southern Preliminary Plat with staff conditions and recommendations. All members present voting **YES**,

MOTION PASSED

B. WORK SESSION

➤ **Tailholt Economic Development**

Town Planner Mitch Nelson stated that Stan Everitt would like to talk about the future requirements in the Town's Comprehensive Plan.

Stan Everitt, 695 S Wood, Windsor, Developer for Tailholt subdivision. Talked about and reviewed the Comp Plan and Code documents relating to development. He gave some background on how the Comp Plan was written and what the Town's vision is for the future. He also talked about future economic and commercial development.

C. STAFF REPORTS

Mitch stated we will be seeing some Oil and Gas site plans coming in, one near Tailholt and one by Golden Eagle Acres. The oil and gas site near Golden Eagle Acres will be reviewed using our previous oil and gas standards due to the timing of the approved plat. There will also be four other preliminary plats besides Saddler's.

Mike stated there is a lot to review and look at.

Nick announced that Town Clerk Betty Mauch will be retiring in August. He noted that Michael Jenner has been appointed as Town Clerk effective upon Betty's retirement. He invited all Boards to a retirement party for Betty this Friday, July 20th from 12:00 p.m. to 2:00 p.m.

- Next Meeting August 15, 2018

D. ADJOURN

Meeting adjourned at 7:05 p.m.

**TOWN OF SEVERANCE
PLANNING COMMISSION**



Commissioner Julie Stout, Chair

ATTEST:



Betty Mauch, Town Clerk

