



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

AGENDA
REGULAR MEETING 2018-07PC
Wednesday, August 15, 2018 - 6:00 p.m.

Commissioners Present:

Julie Stout
Zack Goodell
Steven Gagliardi
Donald McLeod
Matthew Gordon

Absent:

None

Staff Present:

Nicholas Wharton, Town Administrator
Michael Jenner, Town Clerk
Mitchell Nelson, Town Planner

Audience: Larry Buckendorf, David Stromberger, Barbara Stromberger, Rod Simpson, Susan Wagner, Kris Pickett, Brenda Rangel, Keith Rangel, Vernon Rutz

A. CALL TO ORDER

Commissioner Stout called the meeting to order at 6:01 P.M.

- 1. Roll Call**
- All Members were Present
- 2. Pledge of Allegiance**
- 3. Approval of Agenda -**

MOTION FROM MAYOR DONALD McLEOD and a second from Trustee Matt Gordon. All members voted YES

MOTION PASSED

- 4. Public Comment: No public comment at this time.**

- 5. Consent Agenda**
 - 2018-6PC July 18, 2018

MOTION FROM MAYOR McLEOD and Second from Commissioner Goodell. All members voted YES

MOTION PASSED

B. REGULAR MEETING

1. Hunter's Crossing Preliminary Plat-

- **Open Public Hearing**

Commissioner Stout opened the Public Hearing at 6:04 PM

- **Roll Call for Public Hearing**

All members were present.

- **Comments from Applicant**

Mr. Larry Buckendorf representing Journey Homes gave a presentation in regards to the preliminary plat for the Hunter's Crossing Preliminary Plat. Four different products of lots. 33.5 acres of open space. 152.851 Total space. Two Phases. 408 total homes. Street and trail map is up to city standards. Most diverse layout that the Town has seen. Houses from 300K to 450K with 500k+ on estate lots.

- **Comments from Town Planner and Staff-**

Town Planner Mitch Nelson stated that he has been working with applicant and is recommending approval with the following conditions.

- 1) Applicant work with planning and engineering to adjust intersection spacing and other roadway adjustments.
- 2) Draft SIA is being reviewed by staff.
- 3) Applicant continue to coordinate with WCR74 and WCR21 intersection signalization project and required ROW for WCR74 Corridor
- 4) As the applicant progresses the landscape drawings consider the following: increased planting in buffer zones along WCR21 and WCR74, buffering between southwestern property line and existing property owners, central park should include creative design that provides programming for older children.
- 5) Due to Hunters Crossing's location as the entrance into Severance planning asks that the design of the perimeter buffer yards include a more diverse landscape design with potential architectural elements outside of the entryways to the subdivision.
- 6) Applicant capitalize on tracts E and F for usable park area and additional creative design
- 7) Mailbox kiosks will need to be coordinated with the post office
- 8) Applicant replace the Sensation Boxelder and Autumn Purple as and confirm variety of Coffeetree.
- 9) Applicant ensure a clean transition from existing Lind farms to property boundary.
- 10) Trail connections must be made across WCR21 and WCR74, specifically at the southwest portion of Tract H.
- 11) Applicant address any staff redlines
- 12) Applicant coordinate with referral agencies to address comments
- 13) Applicant has discussed adding irrigation pumphouse areas to this plat. This will need to be addressed with any resubmittal, otherwise a separate process will need to occur.
- 14) Applicant address engineering comments.

Town Engineer Chris Messersmith had a number of technical corrections and clarifications including confirming no oil and gas activity, which was confirmed by the applicant. Engineering forwarded recommendation of approval with conditions located in the packet.

-Mayor McLeod had some questions regarding turn lane specifics, Mr. Messersmith ensured that all street standards will be met. Commissioner Gagliardi asked about overhead power polls and Larry Buckendorf has not addressed the power situation at this point. Commissioner Gagliardi also had questions about the Metro District situation and how it relates to the existing Hunters Overlook Metro District. Commissioner Gagliardi voiced concern about the school district, and the impact the rapid development is having. Mr. Buckendorf stated that the Town needs to get together and solve the issue with the developers and school district. Mr. Gordon shares the same concerns. Commissioner Goodell has concerns about the school district situation as well. Commissioner Goodell asked if there would be a possibility to guarantee fishing in the irrigation ponds. Mr. Buckendorf had stated it is not possible to ensure that there will be fishing. Lengthy discussion regarding neighboring properties usage of firearms occurred..

• **Public Comment**

Rod Simpson had a number of comments including stating he would like to ensure the sidewalk along the east side of Weld County Road 21is going to stay in the same place, and commented on the density being too high. He stated he would like the lights to fall within the Dark Skies initiative. Mr. Keith Rangel had concerns in regards to the Metro District and how the open spaces are maintained. Mr. Rangel also had questions in regards to dust abatement. Mr. Rangel also asked if the Board would like to hear his opinion on the firearm usage on the Demaske property. Larry Buckendorf formally objected the discussion of the firearm usage as the area is outside of the Town boundaries. Mr. Rangel then stated the shooting range was unsafe in his opinion.

• **Action**

MOTION FROM MAYOR McLEOD to forward the Hunter’s Crossing Preliminary Plat. No Second was made. Mayor McLeod withdraws his motion.

MOTION WITHDRAWN

MOTION FROM COMMISSIONER GAGLIARDI to forward the Hunter’s Crossing Preliminary Plat with staff conditions. Seconded by Mayor McLeod.

RECORDED VOTE;

YEAS: Commissioners Stout and Gagliardi.....2

NAYS: Commissioners Goodell, Gordon, McLeod.....3

MOTION FAILS

- **7:05 A TEN-MINUTE RECESS WAS REQUESTED ended at 7:14. RECESS was called again at 7:15 brought back into session at 7:32. Commissioners called recess in order to get legal counsel.**

2. Severance South Annexation and Zoning

- **Open Public Hearing-**

Commissioner Stout opened the Public Hearing at 7:35 PM

- **Roll Call for Public Hearing-**

All members were present

- **Comments from Applicant**

Kris Pickett from Olsson Associates presented in regarding to the Severance South Annexation and Zoning and is bringing the project back to the table in order to make some corrections to the annexation boundary.

- **Comments from Staff**

Town Planner Mitch Nelson recommended approval with the following conditions.

1. Applicant schedule a meeting with the School District to discuss further coordination with the development.
2. Applicant make technical corrections to the legal description and annexation maps, including adding additional ROW along WCR21 with staff coordination.

Mr. Messersmith of Colorado Civil Group had minimal comments.

- **Public Comment:**

Susan Wagner, 33814 Winter Way: Possibility of building a school in Severance South brought up by Kris Pickett. Would like the proposed school built further away from the existing homes. She would like to make sure there is a continuity of the proposed development with the existing structures. Town Planner Mitchell Nelson answered questions that were brought up. Vernon Rutz 10936 CR 70: has been a resident of the county for quite a while and is the ditch manager for the Loup and John Law reservoir. He stated that he would like the weeds and rodent issues to be mitigated.

- **Action**

MOTION MADE BY MAYOR McLEOD, seconded by Commissioner Gagliardi all present voted **YES**.

MOTION PASSED

C. STAFF REPORTS

- Mitchell Nelson, Town Planner: Proposed to move November 21st meeting to November 14th. Park trees planted and were damaged by hail. Also received quotes for fencing and benches.
- Chris Messersmith of CCG updated the planning commission on the public works project and the intersection project.
- Next Meeting September 19, 2018

D. ADJOURN-

Meeting adjourned at 7:51 p.m.

**TOWN OF SEVERANCE
PLANNING COMMISSION**

Commissioner Julie Stout, Chair

ATTEST:

Michael Jenner, Town Clerk