



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

MINUTES
REGULAR MEETING 2019-02 PC
Wednesday, February 20, 2019 - 6:00 p.m.

Commissioners Present:

Julie Stout
Zack Goodell
Steven Gagliardi
Donald McLeod

Absent:

Matthew Gordon
Kevin Hartley

Staff Present:

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

Audience: Bill and Colleen Kok, Tony and Nora Cruz, Stephanie Thomas, Rod Simpson, Keith Rangel.

A. CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Approval of Agenda

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

MOTION PASSED

4. Public Comment:

The purpose of the Public Comment is for members of the public to speak to the Planning Commission on any subject not scheduled on the Agenda. To accomplish scheduled agenda items, comments should be limited to three minutes. The Planning Commission shall make no decision or action on comments, except to schedule the matter for decision later. Those addressing the Planning Commission are requested to state their name and address.

5. Consent Agenda

All matter listed under the Consent Agenda are considered routine by the Town Board and will be enacted with a single vote. There will be no separate discussion of these items unless deemed necessary. If deemed necessary, that item should be removed from the Consent Agenda and considered separately.

a. 2019-01PC January 19, 2019

MOTION WAS MADE BY MAYOR McLEOD second by Commissioner Gagliardi to approve the minutes with corrections. All Board members present voting **YES**,

MOTION PASSED

B. REGULAR MEETING

1. Hunters Crossing Final Plat

- Larry Buckendorf for Journey Homes presented the Final Plat for the Hunters Crossing Subdivision and made sure to notice that there will be four different lot types as well as a permanent water feature in the middle of the subdivision as well as large amounts of open space
- Town Planner Mitch Nelson added that the density fits within town standards and landscape design had been noticeably improved since the first submittal. There are a few technical issues still to be discussed but will work with the applicant.
- Town Engineer Chris Messersmith made note there are several undevelopable tracts to the west of the project that will remain open space and serve as a buffer from the neighborhood to the adjoining private property.

- Action

MOTION WAS MADE BY COMMISSIONER GAGLIARDI second by Commissioner Goodell to forward the approval of the Final Plat for Hunters Crossing with staff recommendations. All Board members present voting **YES**,

MOTION PASSED

2. Hidden Valley V Final Plat

- Commissioner Goodell decided to recuse himself for this portion of meeting.
- Darren Duruox for Russell and Mills presented on the proposed final plat for Hidden Valley V. Mr. Duruox stated that several lots had been abandoned in favor of a larger park and a connector trail will be created that connects to the Overlook subdivision in the north. Newly adopted oil and gas setbacks have also created more open space that will come in future phases as lots had to be abandoned.
- Mayor McLeod was unsure if this design met the minimum requirement of twenty percent open space per subdivision.
- Town Planner Mitch Nelson explained that during the initial acceptance of the Final Plat for the project years ago there was twenty percent of open space throughout the whole project but due to the phasing of the project twenty percent has not been achieved.

- Action

MOTION WAS MADE BY COMMISSIONER GAGLIARDI second by Commissioner Stout to forward Hidden Valley V with staff recommendations.

- **RECORDED VOTE;**
- **YEAS:** Commissioner Stout and Gagliardi.....2
- **NAY:** Mayor McLeod.....1

MOTION PASSED


C. STAFF REPORTS

- Next Meeting March 20, 2019

D. ADJOURN

-Meeting adjourned at 6:39 PM

**TOWN OF SEVERANCE
PLANNING COMMISSION**



Commissioner Julie Stout, Chair

ATTEST:

Michael Jenner, Town Clerk