

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
August 9, 2016**

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission, on Tuesday, August 9, 2016. Chairperson Mike Simone called the meeting to order at 6:00 p.m.

**ROLL CALL**

Planning Technician Mari Peña called the roll. Those present were Chairperson Mike Simone, Commission members Bruce Davis, Bush White, Dan Parrish, and Lucas Marone. Also present were Planning Director Todd Hodges, Planner Alyssa Knutson, and Planning Technicians Mari Peña and Jennifer Cupp.

**APPROVAL OF AGENDA**

It was moved by Bruce Davis and seconded by Bush White to approve the Agenda as submitted.

Motion carried unanimously by voice vote.

**CONSENT AGENDA**

It was moved by Dan Parrish and seconded by Bruce Davis to approve the Consent Agenda as submitted. The following item was part of the Consent Agenda:

Approval of the Minutes of the March 8, 2016 meeting.

Motion carried unanimously by a voice vote.

**DISCUSSION ITEMS**

**P2016-004 Special Use Permit for Family Child Care Home at 745 S. Grand Avenue**

The Planning Chair asked for a brief description of the project.

The City Planner, Alyssa Knutson, stated that this project is for India Hargett to operate a family child care home from her residence at 745 S. Grand Avenue. The applicant proposes to care for no more than five (5) children. The property is zoned R-1A Low Density Residential and a Special Use Permit is required to operate a daycare business. The applicant is present to answer any questions that arise and provide a brief presentation.

The applicant, India Hargett, indicated that she is proposing to care for five (5) children from Monday thru Friday, 7 a.m. to 6 p.m. She stated she was a former elementary education teacher and is hoping to implement a preschool curriculum depending on need. She will also be allowed to care for two (2) children before school and two (2) children after school.

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The Planning Chair opened the public hearing at 6:03 p.m. He asked if anyone from the public would like to speak on the project.

James Salzman, a long term resident of Fort Lupton resides at 408 Pacific Ave. He indicated he was in support of the daycare business. He submitted a number of exhibits to the Planning Commission which describe the need for more affordable daycare options due to the loss of working class wealth. He urged the Commission to review the documents prior to making a decision on the daycare proposal.

Mr. Salzman also urged the Commission to support the Safe Routes to School from Aristocrat Ranchettes to 9<sup>th</sup> Street. The use of sidewalks would allow students to bike to school. Mr. Salzman then excused himself from the meeting.

The Planning Chair closed the public hearing at 6:05 p.m.

Commission Member Bruce Davis asked Mrs. Hargett if she will operate within the pervue of the State and who would be caring for the children if she was unable to do so. Mrs. Hargett indicated that she is required to obtain a State license to operate a daycare. If she can't provide daycare, she may notify parents or possibly hire a backup daycare provider to assist. Any employee of the business must pass a background check through the State.

Commission Member Dan Parrish inquired about fencing on the property and noted the proximity of Hwy 85 on the west. Mrs. Hargett stated that the property is fenced all along the backyard.

Mr. Parrish asked if there were any pets in the house. Mrs. Hargett indicated that there is a Pug that is friendly, however she plans to place the pet in the bedroom during daycare hours.

Mrs. Hargett added that the State allows care for two (2) children related to herself before obtaining a State license. Currently, she is providing daycare for two (2) nephews. The State will allow up to one (1) more unrelated child until she receives her State license. The condition of approval indicated that a State license must be obtained prior to operation. She asked if this will be a concern.

The City Planner indicated that as a condition of approval the Fire and State requirements must be met and the licensing is required prior to operation of the business, however she would discuss Mrs. Hargett's question with the Planning Director and the fire department.

It was suggested that the City Attorney be asked if Mrs. Hargett can operate prior to obtaining her State license.

The City Planner indicated that written evidence be submitted from the State and the fire department that Mrs. Hargett can operate prior to obtaining her license.

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It was moved by Bruce Davis to approve Resolution P2016-004 for a Special Use Permit for Hargett's Heroes Daycare. The motion was seconded by Bush White.

Motion carried unanimously by voice vote.

**P2016-005 Zoning Regulations Amendments to Article II of Chapter 16**

The City Planner indicated that due to discrepancies within the Municipal Code, revisions to the code were required. The most affected zoning districts were the Light and Heavy Industrial Districts. The districts do not allow manufacturing, which is the intent of industrial zoning and the new amendments allow manufacturing. Indoor gun ranges would be permitted with a special use permit in C-1 General Commercial, C-2 Heavy Commercial, I-1 Light Industrial and I-2 Heavy Industrial zone districts. Outdoor gun ranges would be permitted with a special use permit in the Agricultural, Light Industrial and Heavy Industrial districts.

Bruce Davis was pleased that these sections of the Code were being updated.

Commission Member Bush White inquired about the differences in the districts. The City Planner indicated that C-1 General Commercial was intended for businesses with less traffic and explained that Denver Ave and Hwy 52 were zoned C-1 as an example. She also indicated that the Safeway shopping center is in the C-2 Heavy Commercial District which allows for the heavier traffic. Ms. Knutson and the Planning Director gave a brief explanation of General and Heavy Commercial Districts as well as the Light and Heavy Industrial Districts.

The City Planner indicated that an open house was held to discuss the changes; however, there were no attendees from the public.

It was moved by Dan Parrish to approve Resolution P2016-005 for Zoning Regulations Amendments to Article II of Chapter 16. The motion was seconded by Bruce Davis.

Motion carried unanimously by voice vote.

**Election Vice-Chairperson**

Bruce Davis made a motion to elect Bush White as Vice-Chairperson and Dan Parrish seconded the motion.

Motions passed on voice vote.

**Upcoming land use applications and updates**

Mr. Paul Weber, who was in attendance from the beginning of the meeting approached the Planning Commission to inquire about the 2005 Parks and Trails Master Plan. He was

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amazed over the plan for trails and indicated that he is an avid runner. He also noted the sidewalks in Fort Lupton are not appealing.

The Planning Chair indicated that he has reviewed the 2005 Plan and the City's goal is to provide sidewalks. With the construction of Wendy's, sidewalk is being added along Hwy 52, which will connect to Pearson Park. Eventually, a trail will be constructed to follow Pearson Park to County Road 14. He expressed his plans for proposing an event to be called the Pebble Pebble since Boulder does the Boulder Boulder. He, as well as the other members, agreed with Mr. Weber that the sidewalks and trail system is not adequate.

The Planning Director, Todd Hodges, explained that funding has been approved for the trail to be constructed from Pearson Park to the Fort on the west side. All easements for the trail have been obtained. There are also negotiations with the gravel pits to extend the trail to County Road 18.

Mr. Hodges also added that the Planning Department is working on updating the master plan, parks plan, transportation plan, and then the design standards as a final update.

Mr. Weber inquired on how to keep updated on trail and other planning news. He was urged to join the Planning Commission as there is an opening and it provides for a great opportunity to get involved. The Commission thanked Mr. Weber for attending the meeting.

The City Planner, Alyssa Knutson, informed the Planning Commission that a consultant, Houseal Lavigne, has been hired to update the Comprehensive Plan and the official kick off meeting has been scheduled. The consultant is based out of Chicago and they are currently working on updating Aurora's Plan. They have recently completed plans for Windsor and Frederick. The design guidelines, transportation plan and parks and trails plan, are all part of the update. This process will take approximately one year. The last change to the plan was in 2007. Both staff and the Commission discussed community involvement as an important aspect to the update.

The City Planner explained that she would like members to fill out a survey for FLURA. The survey is online and hard copies are available at City Hall. The survey is helping note the deficiencies in the City and will help obtain information for the Comprehensive Plan.

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**ADJOURNMENT**

It was moved by Bruce Davis and seconded by Bush White to adjourn the August 9, 2016 Planning Commission meeting at 6:56 p.m.

Motion carried on voice vote.

  
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Mari Peña, Planning Technician

Approved by Planning Commission

  
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Mike Simone, Chairperson