

**CITY OF BRIGHTON
PLANNING COMMISSION**

MINUTES

June 27, 2019

Approved as Presented

I. CALL TO ORDER

Chairman Maslanik called the meeting to order at 6:02 p.m.

II. ROLL CALL

Roll call was taken with the following Commissioners in attendance: Chris Maslanik, Oliver Shaw, Fidel Balderas and William Leck. Alternate, Steve Ginevan was also present. Giana Rocha and Rex Bell were excused as absent.

STAFF PRESENT: Jason Bradford, Planning Manager; Mike Tylka, Senior Planner; Nick Hufford, Associate Planner; Jack Bajorek, City Attorney; Jennifer Holmes, Acting Commission Secretary.

III. MINUTES OF PREVIOUS MEETINGS

Minutes from the April 11, 2019 regular Planning Commission meeting were approved as presented.

Motion by Commissioner Balderas

Second by Commissioner Shaw

Voting Aye: All Present

Motion passes: 5-0

IV. PUBLIC INVITED TO BE HEARD ON ITEMS NOT ON THE AGENDA

None present

V. PUBLIC HEARING ITEMS

1. **Preliminary Plat for Wells Denver Plant: Nick Hufford presenting**

Chair invited Staff to present, summarized:

Mr. Hufford confirmed that legal publication and posting were completed for this hearing and he presented the item as outlined in the staff report. Mr. Hufford stood ready for questions.

Chair called for questions from Commission to Staff, summarized:

Commissioner Shaw expressed concern for possible heavy loads on the roads and asked if any plans were discussed to improve the roads. If so, what is the projected cost to the City?

Mr. Hufford stated the contemplation of all questions is in the development agreement that will be presented to Council.

Chair called for the Applicant to address Commission, summarized:

Applicant did not make a presentation.

**Chair called for questions from Commission to the Applicant, summarized:
n/a**

Chair called for the public to address Commission, summarized:

No proponents were present.

The following opponents presented:

Paula Stevie 13576 CR 6. Paula asked about property owner's attempted, recorded exemption pertaining to the residential area of the property.

Mr. Bradford explained that the annexation agreement required the residential use to be removed upon property development.

Paula asked if the property owner's proposed recorded exemption to keep the residential zoning was denied by the City.

Mr. Bradford reiterated his previous statement regarding the annexation agreement.

Paula stated her inquiry was in relation to future development of her own, nearby property.

Theresa Lopez 1723 CR 29. Theresa expressed concern about negative traffic impacts when the train is stopped on the tracks and if the City has an alternate plan proposed for large trucks that will not be able to pass over the tracks during that time.

Mr. Hufford explained the development agreement does address traffic control concerns.

Chairman Maslanik explained that the present hearing was only for discussion of the property platting.

Dave Jackson 2486 CR 29. Dave asked for clarification as to the location of the annexation. He also voiced concerns about traffic control affecting areas within Weld County and Fort Lupton, and is curious if our neighboring County and City are aware of the possible impacts.

Mr. Hufford explained that traffic concerns are addressed in development agreement.

Chairman Maslanik reiterated that the evening's meeting was for discussion of preliminary plat approval.

Mr. Bradford added that Fort Lupton was a referral agency on all applications making them aware.

Mr. Jackson stated he believes the traffic issues should be addressed before plat

approval.

Theresa Lopez 1723 CR 29. Theresa wished to inform Commissioners of a sign in the area that looks to prohibit truck traffic.

David Sack 14323 CR6. His father George lives at the stated address, and he asked if George will be notified of the meeting where concerns can be expressed.

Mr. Hufford explained notification would be given and that concerns will be addressed at that time.

Dave Jackson 2486 CR 29. Mr. Jackson believes the geographic reach for public hearing notices should be increased.

Chairman Maslanik informed Mr. Jackson that he would need to speak to Council if he wishes to address a change of process for public notices.

The Acting Secretary, Ms. Holmes provided all Commissioners with a copy of two letters submitted prior to the meeting, and Commission took a moment to review the correspondence.

Chairman Maslanik entered into record the names and addresses of the two residents that submitted the letters.

Sherrie O'Neil
14952 CR 6

Ellen Oman
14510 CR 6

Chair closed the public portion at.....6:30.....p.m.

Chair called for discussion among Commissioners, summarized:

Commissioner Shaw expressed his continued concern about traffic and road strength. He suggested having a thorough study of the road performed and possibly placing a conditional approval on the plat which would require turning a two lane road into 4 lanes.

Counsel Bajorek stated tonight's meeting is only about approving or denying the preliminary plat. A plat cannot have a condition placed on it.

Commissioner Balderas suggested that all stated concerns be brought to Council for further discussion.

Commissioner Leck requested that Council reviews traffic concerns, street strength, and train concerns.

**Motion by Commissioner Balderas
Second by Commissioner Shaw**

**Voting Aye: All Present
Motion passes: 5-0**

**VI. OLD BUSINESS:
n/a**

**VII. NEW BUSINESS:
Mr. Bradford spoke of an invite sent to Commission to attend the Metro Innovation Tour on July 12th from 9am to 5pm. He asked if all could please RSVP by July 1st if any are interested in attending. He gave a brief description of the event.**

**VIII. REPORTS
n/a**

IX. ADJOURNMENT

Motion to adjourn at 6:40 p.m.

**Motion by Commissioner Shaw
Second by Commissioner Leck**

**Voting Aye: All Present
Motion passes: 5-0**