



**TOWN PLANNING COMMISSION
BOARD MEETING
224 First Street, Eaton, CO
Thursday, June 1, 2023, 7:00 P.M.**

MINUTES

CALL TO ORDER

Chairperson Winter called the meeting to order at 7:00 p.m.

ROLL CALL

COMMISSIONER'S PRESENT Karla Winter, Chairperson Glenn Babcock Jason Radke Brad James
COMMISSIONER'S ABSENT Bond Baiamonte
STAFF PRESENT: Assistant Administrator Greg Brinck and Baseline Planner Lauren Richardson

AGENDA APPROVED

Commissioner Babcock moved to approve the agenda as is.
Commissioner Radke seconded, and the motion passed 3-0.

PUBLIC COMMENT – Chairperson Winter opened and closed public comment at 7:01 p.m., to which there was none.

CONSENT AGENDA

1. Minutes – April 6, 2023, PC Meeting

Commissioner Radke moved to approve the Consent Agenda.
Commissioner Babcock seconded, and the motion passed 3-0.

PUBLIC HEARING (See exhibit A) - Chairperson Winter opened the floor for public hearing at 7:04 p.m.

2. Eaton Cemetery Subdivision

Lauren Richardson, Baseline Planner, presented a staff report with a request from the applicant, the Town of Eaton, seeking approval of a Subdivision at the Eaton Cemetery located at 501 Christensen Avenue, the south parcel of the existing cemetery. The larger parcel, existing cemetery will become Tract A and the remaining portion of the site will become Tract B, to be developed at a later date. The new inclusive parcel will include an addition of 149 lots, each with 8 burial plots. A portion of the expansion will also include a columbarium and cremation garden with 60 cremation plots. The plat contains a 20' waterline easement dedicated by this plat to accommodate water needs on and through the cemetery and an additional 30' Right-of-Way dedication all along Christensen Avenue. The cemetery will be irrigated with potable water and will use the water main extension project that was completed in 2022. No agencies or surrounding property owners objected to the proposal. Staff recommends approval of the proposed Final Plat.

Chairperson Winter opened the floor for public comment and closed the floor at 7:14 p.m., there was no public comment. The board asked questions of the staff; the new section of cemetery should be open by spring of 2024. As there were no further questions, Chairperson Winter closed the public hearing at 7:15 p.m.

Commissioner Babcock moved to approve the final plat of the Eaton Cemetery Subdivision Plat, as submitted and with no conditions.
Commissioner Radke seconded, and the motion passed 3-0.

ADJOURN

Chairperson Winter moved to adjourn at 7:16 p.m.

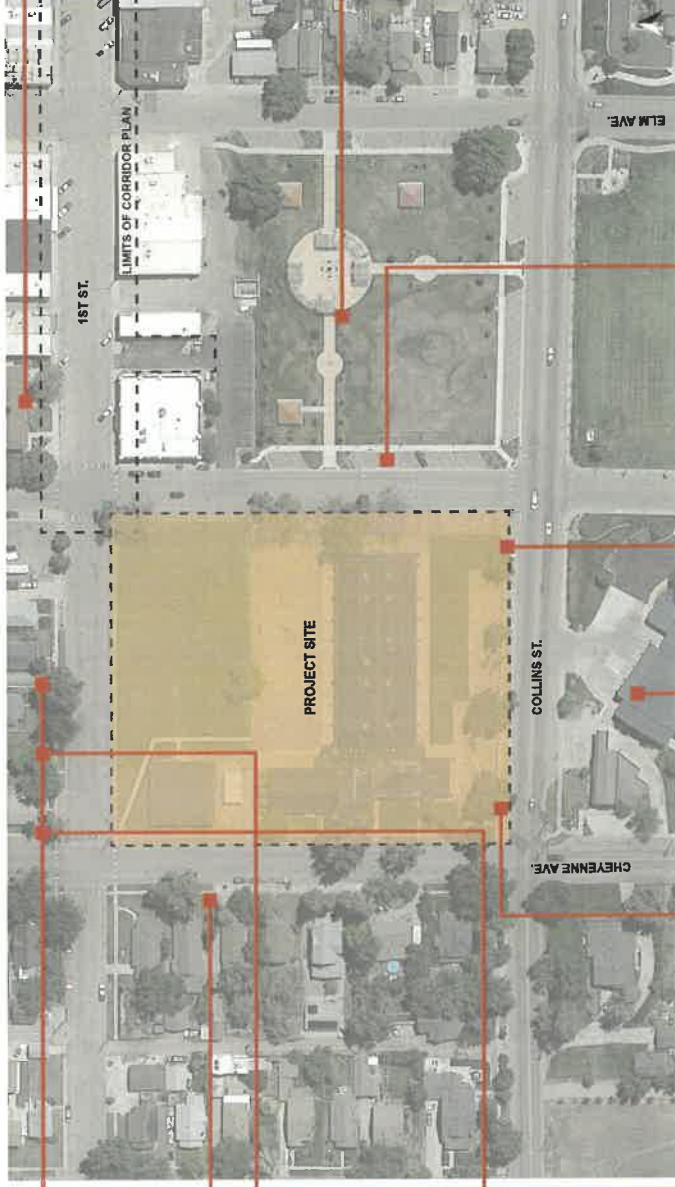
Margaret Jane Winter, Town Clerk



COMPREHENSIVE PLAN AMENDMENT

DRAFT

EXISTING CONDITIONS



EATON COMPREHENSIVE PLAN AMENDMENT

Town of Eaton, Colorado

Developed By:

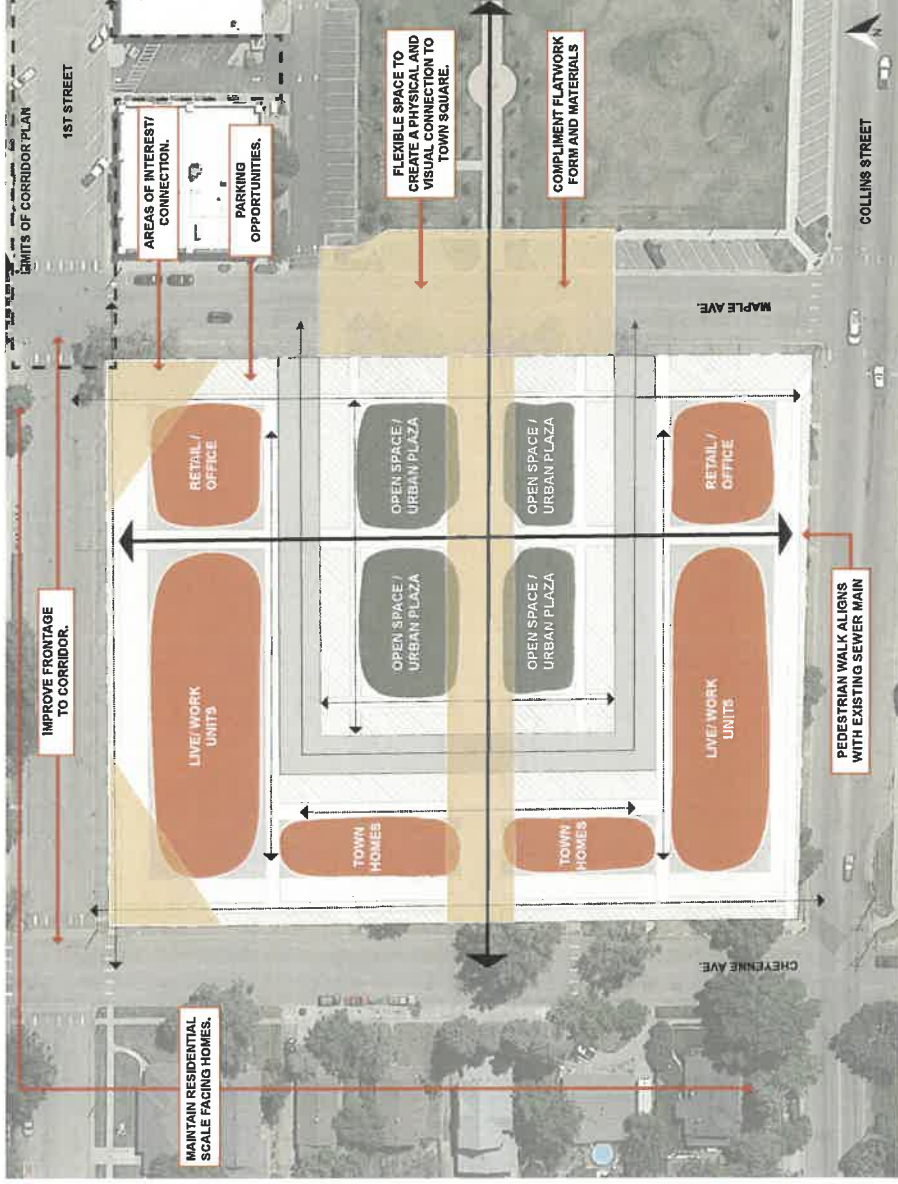




COMPREHENSIVE PLAN AMENDMENT

DRAFT

SITE OPPORTUNITIES



EATON COMPREHENSIVE PLAN AMENDMENT

Town of Eaton, Colorado

Developed By:



**TOWN OF EATON, COLORADO
PLANNING COMMISSION**

RESOLUTION NO. 2023-01

**A RESOLUTION ADOPTING AN AMENDMENT TO THE TOWN OF
EATON COMPREHENSIVE PLAN TO INCORPORATE THE
DOWNTOWN REVITALIZATION PLAN**

WHEREAS, pursuant to C.R.S. § 31-23-206 and Section I of Chapter VII of the Eaton Municipal Code, the Town of Eaton Planning Commission is required to make and adopt a comprehensive plan for the Town of Eaton (“Town”); and

WHEREAS, by Resolution No. 2020-01, the Planning Commission adopted the Town of Eaton Comprehensive Plan, dated September 10, 2020 (“Comprehensive Plan”), and by Resolution No. 2020-18, the Town of Eaton Board of Trustees approved the adoption of the Comprehensive Plan; and

WHEREAS, Vince Harris, of Baseline Engineering Corporation, a Colorado corporation, the Town Planner, after conferral with Town staff and the public, recommends that the Planning Commission adopt an amendment to the Comprehensive Plan to incorporate the Downtown Revitalization Plan, a copy of which is attached hereto and incorporated herein by reference as Exhibit A; and

WHEREAS, on April 6, 2023, after due notice, the Planning Commission conducted a public hearing regarding adoption of the Downtown Revitalization Plan; and

WHEREAS, after review of the Downtown Revitalization Plan and based on the evidence presented during the hearing, the Planning Commission desires to adopt an amendment to the Comprehensive Plan to incorporate the Downtown Revitalization Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF EATON, COLORADO, THAT:

Section 1. The Downtown Revitalization Plan, attached as Exhibit A, is hereby adopted, and the Comprehensive Plan of the Town of Eaton, dated September 10, 2020, is hereby amended to incorporate the Downtown Revitalization Plan.

Section 2. To the extent of a conflict between the Eaton Comprehensive Plan, dated September 10, 2020, adopted by Resolution No. 2020-01, and the Downtown Revitalization Plan, the terms of the Downtown Revitalization Plan shall control.

Section 3. An attested copy of the amended Comprehensive Plan shall be certified to the Town of Eaton Board of Trustees and to the Weld County Board of Commissioners and, upon the approval of such bodies, filed with the Weld County Clerk and Recorder.

Section 4. All Resolutions, or parts thereof, in conflict with this Resolution are hereby repealed, except that such repealer shall not repeal the repealer clauses of such Resolutions nor revive any Resolution thereby.

Section 5. This Resolution shall be in full force and effect on and after the date of its passage and adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED this 6th day of April, 2023.


Karla Winter, Chair

ATTEST:


Margaret Jane Winter, Town Clerk



**TOWN OF EATON, COLORADO
PLANNING COMMISSION**

RESOLUTION NO. 2023-02

**A RESOLUTION ADOPTING AN AMENDMENT TO THE TOWN OF
EATON COMPREHENSIVE PLAN TO INCORPORATE THE
DOWNTOWN REVITALIZATION PLAN, AS AMENDED**

WHEREAS, pursuant to C.R.S. § 31-23-206 and Section I of Chapter VII of the Eaton Municipal Code, the Town of Eaton Planning Commission is required to make and adopt a comprehensive plan for the Town of Eaton (“Town”); and

WHEREAS, by Resolution No. 2020-01, the Planning Commission adopted the Town of Eaton Comprehensive Plan, dated September 10, 2020 (“Comprehensive Plan”), and by Resolution No. 2020-18, the Town of Eaton Board of Trustees (“Town Board”) approved the adoption of the Comprehensive Plan; and

WHEREAS, subsequent thereto, by Resolution No. 2023-01, the Planning Commission adopted an amendment to Comprehensive Plan to incorporate the Downtown Revitalization Plan, and, by Resolution No. 2023-07, the Town of Eaton Board approved the adoption of the amended Comprehensive Plan; and

WHEREAS, Vince Harris, of Baseline Engineering Corporation, a Colorado corporation, the Town Planner, after conferral with Town staff and the public, recommends that the Planning Commission adopt a second amendment to the Comprehensive Plan to incorporate an amended version of Downtown Revitalization Plan that includes a site evaluation report for the prior Eaton Elementary School, a copy of which is attached hereto and incorporated herein by reference as Exhibit A; and

WHEREAS, on July 6, 2023, after due notice, the Planning Commission conducted a public hearing regarding adoption of such amended Downtown Revitalization Plan; and

WHEREAS, after review of the amended Downtown Revitalization Plan and based on the evidence presented during the hearing, the Planning Commission desires to adopt a second amendment to the Comprehensive Plan to incorporate the amended Downtown Revitalization Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF EATON, COLORADO, THAT:

Section 1. The Downtown Revitalization Plan, as amended, attached hereto as Exhibit A, is hereby adopted, and the Comprehensive Plan of the Town of Eaton, dated September 10, 2020, is hereby amended to incorporate such amended Downtown Revitalization Plan.

Section 2. To the extent of a conflict between the Eaton Comprehensive Plan, dated September 10, 2020, adopted by Resolution No. 2020-01, and the Downtown Revitalization Plan, as amended, the terms of the Downtown Revitalization Plan shall control.

Section 3. An attested copy of the amended Comprehensive Plan shall be certified to the Town of Eaton Board of Trustees and to the Weld County Board of Commissioners and, upon the approval of such bodies, filed with the Weld County Clerk and Recorder.

Section 4. All Resolutions, or parts thereof, in conflict with this Resolution are hereby repealed, except that such repealer shall not repeal the repealer clauses of such Resolutions nor revive any Resolution thereby.

Section 5. This Resolution shall be in full force and effect on and after the date of its passage and adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED this 6th day of July, 2023.

Karla Winter, Chair

ATTEST:

Margaret Jane Winter, Town Clerk