
PLANNING COMMISSION MINUTES

FEBRUARY 3, 2022

A scheduled meeting of the Planning Commission was held on February 3, 2022, at 7:00 p.m. in the Gary Carsten Board Chambers located at 224 First Street.

Item 1 – Roll Call. Those members present: Commissioners, Aaron Price, Bond Baiamonte, and Chairperson Karla Winter. Absent Commissioners: Glenn Babcock and Kevin Ross. Also present: Interim Town Administrator Wesley LaVanchy and Assistant Town Administrator Greg Brinck.

Item 2 – Review of the December 1, 2021, Meeting Minutes. Commissioner Price moved to adopt the minutes as written, seconded by Commissioner Baiamonte. Motion carried.

Item 3 – Brown Farm PUD Final Development Plan – Public Hearing - Vince Harris, Planning Director of Baseline Corporation. Chairperson Winter stated that this meeting is a Public Hearing and staff, Baseline Corporation will open, followed by Brown Farm representative Kris Pickett and then Public Comment.

A. Lauren Richardson, Baseline Corporation presented the staff report along with visuals. The applicant proposes to rezone the subject property from A-1 (Agricultural) to PUD and requests approval of a PUD Final Development Plan. The subject property is approximately 172.60 acres. The current Town of Eaton Zoning Regulations requires a two-step process for the review of PUDs. The PUD Schematic Plan and Preliminary Plat was approved in May 2021, which was the first step, and the Final Development Plan (FDP) will serve as the PUD and new zoning of the subject project if/when approved by the Town Board rezoning the property. A future Final Plat will be the final step of entitlement for the subject property. Both rezoning steps include public hearings before both the Planning Commission (PC) and Board of Trustees (BOT). The proposed PUD Plan envisions a neighborhood of mostly single-family detached residential and single-family attached residential (duplexes or townhomes). The northern part of the property is proposed for a mix of multi-family residential and non-residential uses. Proposed community facilities and amenities include trails, open space, a possible elementary school site, and associated playground, a possible neighborhood/community center to be owned and operated by the owner/developer, and in the future, the Homeowners Association (HOA). Other topics included in the staff report is the water dedication and non-potable watering system. The Brown Farm site is bisected by the Town Boyd Lateral Irrigation Ditch. The applicant is currently working with representatives of the Ditch Company. At this time, staff suggests a condition be placed in the Ordinance of Approval (if approved) that an agreement between the Town Boyd Ditch and the applicant be completed in advance of the Final Plat application. The Final Plat application needs to include construction documents such as this item with the ditch as well as all other construction documents for the Development. There is 9.99 acres cited on the FDP PUD as a possible site for an elementary school, the School District has not decided between requesting dedication of the site or cash-in-lieu fees or not to have a school site in the Development. A final determination will need to be made by the Eaton School District before the Final Plat is submitted for review and approval. Staff recommends a motion to approve the Brown Farm Final Development Plan/PUD and Supplemental Plan, along with eight listed proposed conditions.

B. Kris Pickett, Brown Farm Representative stated that Renfroe purchased this property over 20 years ago with the intent of developing a subdivision. The plan establishes the maximum density of 843 dwelling units, but the max density will not be reached. The west side of the Brown Farm property that meets Governor's Ranch will have a 100-foot buffer between them. Property lots south of the day care and the orchard have been enlarged and the Brown Farm subdivision will not be a Metro District. Next week, will be meeting with the engineer to plan the construction of closing the Town Boyd Lateral Irrigation Ditch and making an eight-foot concrete wide trail. The east side of subdivision will have two-story town homes. There will be three types of fences in the subdivision: two types of 6' tall privacy fences, and a 4' tall 3-rail fence with wire mesh.

C. Chairperson Winter then opened the floor to public comment with a limit of 3 minutes. Julie Finn, 1384 CO Parkway, concerned about losing the small town feel and having enough water for all these homes. Since CO Parkway will be extended from CR 35 to HWY 85, would like speed bumps and/or 25 MPH signs like Maplewood Estates and lower Governor's Ranch speed from 30 MPH. Glad that there will not be a Metro District. Will the Brown Farm be on the same electrical grid as Maplewood? Jenean Huckaby, 274 Ridge Rd, had questions about safety issues, on foot or other. Worried about water taps, since Severance is having a hard time getting water taps, will this subdivision have problems? Would like a plan in place to protect the children that walk on foot to the schools. Make the ditch safe. Speed is a concern on CO Parkway, and needs to be handled, to many cars run the two stop signs as it is. Really

wants the children to be safe. Henry Jameson, 344 Redwood Ave, electricity needs to be taken care of before building. The cart is before the horse. Weld County already approved the Xcel Energy Plan before the Town of Eaton. People that live here should be taken into consideration first, those of us that have issues with electricity, since we are already vested in the town. Let's make the town sustainable for everyone here before we bring in a lot more people. Keith Finn, 1384 CO Parkway, main concern is that in Maplewood Estates, CO Parkway is much wider with a divider and the homes do not face the road but in Governor's Ranch, the houses face the road, and the road is not as wide, why do they have a wider road, and no houses face the road compared to Governor's Ranch? How is this going to be incorporated to look uniform? As there were no more public comments, Chairperson Winter closed the floor. Kris Pickett answered questions: approximately 600 single-family homes being built, each house can have a fenced back yard but fencing for the yards is determined by the block the house is on, the ditch will be buried concrete pipe, the school district will make a decision on the property site for an elementary school this month, if the school is going to use the space, there will be dryland grass planted until the school is ready to be built, if school does not want the property then 5 acres will be developed and the 4 acres may be a park or open space, CO Parkway is a collector road per town and was always expected to connect the subdivisions, no answer on why one subdivision has houses facing the road and the other subdivision does not, west large lots can have an out building in back yard but built to meet a certain criteria, east lots will be two-story town homes with attached garage and the north commercial/multi-family has not been defined yet and the north area has flexibility since there has not been any interest from builders yet, the electricity grid capacity is low right now but Xcel Energy is working on a new transmission line and substation as an upgrade and to increase capacity, no construction will begin until the raw water is satisfied, when all development steps have been approved they will submit construction documents of Phase 1 and 2 during the first or second week of March, during the summer they will start horizontal construction of infrastructure and late fall building permits will be issued and expect early occupancy in 2023, the non-potable well in Brown Farm development will only be for the Brown Farm, there will be four filings and the overall density will be pretty much the same as Maplewood Estates. Vince Harris stated that CO Parkway speed bumps most likely will not be installed but will work with police, traffic study and regulations to ensure safety which could involve installing drain pans, more stop signs and/or lower speed signs. Following discussion, Commission Price moved to approve the Brown Farm Final Development Plan/PUD and Supplemental Plan with the following conditions: 1) The applicant shall add the following note to the PUD: An agreement with Town Boyd Lateral Irrigation Ditch Company will be agreed upon prior to the submittal of a Final Plat application to the Town. 2) The owner and applicant shall create an Irrigation Ditch Plan satisfactory with the Town Boyd Lateral Irrigation Ditch Company, including the ditch itself and the surface treatment along the easement that allows the ditch on the subject property. 3) The owner and applicant need to coordinate with the Eaton School District on the decision regarding the dedication of a 10-acre school site or a cash-in-lieu fee attributed for land dedication requirements. 4) Update the PUD document and supplemental plan in accordance with the redlines dated January 28, 2022. 5) The applicant shall add the following note to the PUD: Along with each Final Plat application, the applicant shall submit a log to the Town to allow Staff to record building permits for each single-family home to memorialize the front setbacks staggered at 18 feet, 21 feet or 24 feet, with no more than three adjacent houses having the same setback to track such for all lots in the Development. 6) The applicant shall add a note on the PUD sheet showing the pedestrian trail map indicating that the 8' wide concrete trail along the ditch or such alternative treatment will be decided upon during the first Final Plat application phase of the project. 7) The applicant shall increase the side and rear setback of the multi-family to 10 feet. 8) The applicant shall submit both the PUD/Final Development plan and the Supplemental Plan sheets in size 24" x 36" in Mylar format, seconded by Commissioner Baiamonte. Motion carried.

Item 5 - Adjourn. As there was no further business, the meeting was adjourned at 8:07 p.m.

Margaret Jane Winter, Town Clerk