



## PLANNING COMMISSION REGULAR MEETING

Town Board Chambers May 5, 2021 - 6:00 PM

Virtual Meeting Only. Join this meeting online:

<https://windsorgov.zoom.us/j/92430917355> Or by phone: (877) 853 5247 US Toll-free /  
(888) 788 0099 US Toll-free Meeting ID: 924 3091 7355

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.

---

### MINUTES

#### A. CALL TO ORDER

Vice Chair Bushelman called the meeting to order at 6:01 p.m.

##### 1. Roll Call

Vice-Chair Jerry Bushelman  
Doug Dennison  
Timothy Reddick  
Jose Valdes  
Cindy Beemer  
Roger Colonese  
Eric Bernhardt

Absent

Chair Gale Schick  
Kelly Hall

Also Present:

Scott Ballstadt, Director of Planning  
Carlin Malone, Chief Planner  
David Eisenbraun, Senior Planner  
Kim Emil, Assistant Town Attorney  
Kimberly Lambrecht, Planning Technician  
Barry Wilson, Town Board Liaison  
McKenzie Payne, Visual Media Coordinator  
Karen Frawley, Town Clerk  
Tom Siegel Water Valley

##### 2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission

**Doug Dennison moved to approve the agenda as presented, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Dennison, Reddick, Valdes; Motion Passed.**

##### 3. Public Invited to be Heard

*Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.*

*Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Public Comments are expected to be constructive. Written comments are welcome and should be given to the Secretary prior to the start of the meeting. Written materials will not be accepted during the meeting in the interest of time.*

Vice-Chair Bushelman opened the meeting up for public comment to which there was none.

B. CONSENT CALENDAR

**Cindy Beemer moved to approve the minutes of the meeting of April 21, 2021 as written, Doug Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Dennison, Reddick, Valdes; Motion Passed.**

C. BOARD ACTION

1. Public Hearing - Final Major Subdivision - Raindance Subdivision 16th Filing - David Nelson/Martin Lind, owner/applicants, and Tom Siegel, applicant's representative

- Quasi-judicial
- Staff Presentation: David Eisenbraun, Senior Planner

The applicant, Mr. Lind, has submitted, on behalf of the owner Mr. David Nelson, a final major subdivision plat known as RainDance Subdivision Sixteenth Filing. The subdivision encompasses approximately 22.06 acres and is zoned Planned Unit Development (PUD) and is designated for single family residential. The Raindance Sixteenth Filing continues the character and patterns of the Raindance Development. Native open space areas and pedestrian connectivity through detached trails enhance the large setback along Colorado Boulevard and tie into the overall Raindance project. The project is located on Tract B of the Raindance Subdivision Fifth Filing, on the west side of Moon Rise Drive and on north side of Bounty Drive. The project intent is to construct 1 and 2-story, single-family, buildings on the 22.06-acre site. The site consists of 77 lots with an overall density of 3.49 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 154 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additional on-street parking is provided on all streets, with the exception of Bounty Drive. The current zoning of the site is RMU with P.U.D. overlay. This project meets all P.U.D standards. Access to the site is provided through existing surrounding streets and new dedicated ROW. Falling Lead Drive (new) will connect Bounty Drive and Equinox Drive (new) and Nightfall Drive (new) will connect to Moon Rise Drive. Nightfall Drive will transition to Nightfall Ct at the intersection of Equinox Drive, as it changes to a cul-de-sac. All utility services are a continuation of the Raindance Development and are per the master plan concepts.

As required with a final subdivision submittal, the applicant held a neighborhood meeting on February 11, 2021 in accordance with Chapter 16, Article XXXI, and Chapter 15, Article III, of the Municipal Code. There were no attendees and no public comments have been received to date by the planning staff or the applicant.

The Municipal Code requires a public hearing notification for a final major subdivision. Notifications were provided as follows:

- April 20, 2021 – affidavit of letters mailed to property owners within 500 feet
- April 19, 2021 – legal notice posted on the Town of Windsor website
- April 19, 2021 – development review sign posted on the property
- April 23, 2021 – legal ad published in the paper

Mr. Wilson stated, "Mr. Chair, for the record I would like to disclose that I am a sitting member of the Town Board, and that I am here in my capacity as a nonvoting liaison to the Planning Commission. Although I will be present during this public hearing, I will not be giving my opinion or participating in the discussions. I will not let tonight's proceedings influence or affect my review of this matter when it comes before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearing."

Vice Chair Bushelman opened the public hearing.

Alternate Commissioners Colonnese and Bernhardt were seated as voting members during this item to fill in for absent regular members.

**Doug Dennison moved to close the public hearing, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Colonnese, Dennison, Reddick, Valdes; Motion Passed.**

2. Recommendation to Town Board - Final Major Subdivision - Raindance Subdivision 16th Filing - David Nelson/ Martin Lind, owners/applicants, and Tom Siegel, applicant's representative

- Quasi-judicial
- Staff Presentation: David Eisenbraun, Senior Planner

Please see public hearing item.

Vice-Chair Bushelman opened the meeting for commissioner comment to which there was none.

**Cindy Beemer moved to forward a recommendation of approval of filing 16 to Town Board, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Colonnese, Dennison, Reddick, Valdes; Motion Passed.**

#### D. COMMUNICATIONS

- Communications From Planning Commission

No communications to report from the Commission members.

- From Town Board Liaison

Town Board Member Wilson stated that there was a tour of the Riverwalk experience and the Grand Opening and ribbon cutting will be held on May 14th at 4:00 p.m. Other discussion was had on an IGA with Greeley for water to bridge the gap from where we are at now until NISP gets here in the future. There was also a tour of the Wastewater Treatment Plant and discussion on capacity issues and regulations that are coming. During the last Town Board meeting there was action on revoking the emergency Covid declaration. The board approved an IGA with the Windsor Severance Fire District to collect fire impact fees.

- Communications From Staff

Per Mr. Eisenbraun, there is the upcoming Eastman Park Corridor Plan steering committee meetings next week and Commissioner Beemer and Alternate Colonnese have volunteered to represent the Commission. The public open house on May 12th will also be held and all Commissioners are invited. May 17th during the Town Board Work Session, Urban3 will be presenting to the Board and Planning Commission are invited to attend.

Per Ms. Malone, staff has received a referral from the Town of Johnstown that did not make it in time to add to the packet and discussed the details of the referral with the Commission. The comments that will be sent back to Johnstown include making sure that adequate transportation are included, a traffic impact study and recommendations followed, Staff also had concerns about the signalized intersection at 34 and Colorado Boulevard becoming too congested, as well as Johnstown's GMA boundary overlapping Windsor's.

Per Mr. Ballstadt, a week from tomorrow is the DOLA refresher and zoom information has already been sent out.

#### E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 6:29 p.m.



Karen Frawley, Town Clerk