



## PLANNING COMMISSION REGULAR MEETING

Town Board Chambers June 16, 2021 - 6:00 PM

Virtual Meeting Only. Join this meeting online:

<https://windsorgov.zoom.us/j/94982059464> Or by phone: (877) 853 5247 US Toll-free /  
(888) 788 0099 US Toll-free Meeting ID: 949 8205 9464

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### MINUTES

#### A. CALL TO ORDER

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

##### 1. Roll Call

Chairman Schick  
Vice-Chair Jerry Bushelman  
Roger Colonnese  
Kelly Hall  
Timothy Reddick  
Jose Valdes  
Eric Bernhardt

##### Absent

Doug Dennison  
Cindy Beemer

##### Also Present:

Scott Ballstadt, Director of Planning  
Carlin Malone, Chief Planner  
Doug Roth, Civil Engineer  
Desa Blair, Civil Engineer  
Barry Wilson, Town Board Liaison  
McKenzie Payne, Visual Media Coordinator  
Trisha Conway, Deputy Town Clerk  
Sam Eliason, United Civil  
Philip Hancock, Great Western Petroleum  
John Hall, Lot Holding Investments  
Tyler Smith, Lot Holding Investments  
Jeremy Conger, GWOG  
Susan Fakharzadeh, GWOG

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

**Vice Chairman Bushelman moved to approve the agenda as presented, Jose Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Bernhardt, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;**

##### 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.*

Chairman Schick opened the meeting up for public comment to which there was none.

B. CONSENT CALENDAR

**Vice Chairman Bushelman moved to approve the minutes of the meeting of June 02, 2021 as presented, Roger Colonnese seconded the motion. Roll call on the vote resulted as follows; Yeas - Bernhardt, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;**

C. BOARD ACTION

1. Public Hearing - Conditional Use Grant (CUG) for Oil & Gas Facilities - Raindance Subdivision 8th Filing, Tract J (Raindance Pad) - Philip Hancock, Applicant, Great Western Petroleum; and Martin Lind, Owner, Water Valley

- Quasi-judicial
- Staff Presentation: Carlin Malone, Chief Planner

The applicant, Philip Hancock of Great Western Petroleum, is requesting a Conditional Use Grant (CUG) to amend an existing CUG approved on June 12, 2017 to allow oil and gas facilities in the RMU zone district for a site known as the Raindance Pad. Oil and gas facilities are allowed as a conditional use in all zoning districts per Section 16-7-60 of the Town's Municipal Code, Oil and Gas Facilities.

The approved CUG for this site allows up to 59 oil and gas wells. The applicant has drilled 14 wells and proposes to drill another 22 wells, for a total of 36 wells.

The purpose behind the request to amend the existing CUG is due to a change in haul route. The existing CUG includes a haul route that extends from WCR 13 (Colorado Boulevard) along Weld County Road 64 to the site. This roadway (WCR 64) has now been developed and the applicant must pursue a different haul route. The applicant has discussed proposed haul routes with staff and determined that the only feasible route would be for Great Western Petroleum to use New Liberty Road from Colorado Boulevard, avoiding the hill from New Liberty Road to 7th Street and 7th Street to Crossroads Boulevard. The applicant has provided a traffic analysis (trip generation study) and accompanying haul route, including hauling route hours.

Other than the haul route and the reduction in the number of total wells to be drilled, no other substantial changes are proposed.

The property was previously Lot 5 of Water Valley West Subdivision, which has since been subdivided and is now Raindance Subdivision 8th Filing, Tract J. The site area includes approximately 78 acres and is situated between New Liberty Road and the Cache La Poudre River, with the drilling pad located approximately 800 feet south of the river. The Poudre Trail has been rerouted temporarily during construction of the pad sites and golf course. After construction, the trail will be rerouted in a permanent location, as approved by the Poudre Trail Board. The property is currently undeveloped golf course and contains a portion of the Poudre Trail, with a residence along the eastern boundary of the property, two residences to the north, as well as undeveloped and developed single-family residential lots to the east and south. The site area of the Raindance Drill Pad is approximately 5.5 acres.

Oil and gas production utilizes pipelines, which reduces the amount of truck traffic; however, there is hauling associated with the operation. Truck traffic would primarily occur during daylight hours and the applicant has stated that truck hauling periods will avoid the peak times of school and commuter traffic. Staff recommends that the previously approved CUG conditions of

approval (see 2017 Raindance Pad CUG Zoning Certificate) are carried over with this request.

On May 20, 2021, the applicant's representatives held a neighborhood meeting virtually. Please see the enclosed neighborhood meeting summary for a list of questions asked by neighbors and responses from the applicant.

#### Neighborhood Meeting Notice

Notice of the neighborhood meeting was provided in accordance with the Town's Municipal Code, as follows:

- May 6, 2021 - Mailing to surrounding property owners within 500 feet of the subject site
- May 8, 2021 - Advertisement in the local newspapers

#### Notice of Public Hearing

Notification of this public hearing was completed in accordance with the Town's Municipal Code as follows:

- May 26, 2021 - Affidavit of mailing to surrounding property owners within 500 feet of the subject site
- June 4, 2021 - Advertisement in newspapers
- June 3, 2021 - Sign posted on property
- June 3, 2021 - Posted on Town website

The Municipal Code lists the following standards and requirements for conditional use grants, with staff analysis below:

***(c) Based upon specific site characteristics, which include but shall not be limited to: nature and proximity of adjacent development; prevailing weather patterns, including wind direction; vegetative cover on or adjacent to the site; and topography of the site, the Town Board may, as a condition of approval of any conditional use grant, require any or all of the following methods to mitigate adverse impacts on surrounding properties:***

***(1) Visual requirements. To the maximum extent practical, abatement of negative visual impacts of oil and gas facilities shall be addressed through one (1) or more of the following methods:***

***a. Use structures of minimal size to satisfy present and future functional requirements.***

The proposed conditions of approval require that the applicant utilize equipment and tanks that are low profile.

***b. The facilities shall be kept clean and otherwise properly maintained.***

The proposed conditions of approval require that the facilities are kept clean and maintained. Maintenance of the facilities includes, but is not limited to, the tracking pads, associated oil and gas equipment, painting of tanks, landscaping, fencing, and disposal of trash. The applicant shall keep public roadways free from mud and debris.

***c. Construction of buildings or other enclosures may be required where facilities create visual impacts that cannot be mitigated because of proximity, density and/or intensity of adjacent residential land use.***

The site is an existing oil and gas drilling pad. Fourteen wells have been drilled and the applicant proposes to drill 22 more wells. The closest occupied building is 867 feet from the drilling pad. The residential subdivisions of Hilltop Estates and Poudre Heights are located south and east of the proposed drilling site, with the closest home approximately 1,000 feet from the site. The Poudre Trail is south of the drilling pad and north of the production pad. The applicant has worked with the Town's Parks Department and Poudre Trail Board to create a temporary trail route during construction and plans for permanent trail realignment. Due to the proximity of the Poudre Trail, the approved CUG states that sound walls must be setback a

minimum of 30 feet from the temporary trail and permanent trail. Landscape berms, for mitigating visual impacts from the trail and surrounding properties both in the interim and in the long-term, were also conditions of approval.

***(2) Landscape requirements. Groundcover, shrubs and trees shall be established and maintained in order to adequately buffer the facility.***

Due to the proximity of the site to the trail and nearest residences, landscape berms, with evergreen trees, were required for buffering the facility. The drilling was proposed to occur in phases, with the first phase (2017) planned for drilling fourteen wells, and screen/sound walls be provided. As previously stated, fourteen wells have been drilled.

***(3) Floodplain requirements. The oil and gas facilities shall comply with all applicable federal, state and local laws and regulations when located in a regulatory floodway or a special flood hazard area. All equipment at oil and gas facilities located within a special flood hazard area shall be anchored as necessary to prevent flotation, lateral movement or collapse. Any activity or equipment at any oil and gas facility within a special flood hazard area shall comply with the Code of Federal Regulations (C.F.R.) for the National Flood Insurance Program (NFIP), 44 C.F.R. Parts 59, 60, 65 and 70, and shall not endanger the eligibility of residents of the Town to obtain federal flood insurance.***

The pad sites are located outside of the floodplain.

**Standard Conditions:**

The Town's standard conditions of CUG approval for oil and gas facilities were included with the 2017 approved CUG. The haul route, which was one of these conditions, would need to be modified with the subject request.

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."

Chairman Schick opened the public hearing.

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

Chairman Schick opened the meeting for Commissioner questions or comment.

Commissioner Valdes asked applicant Mr. Conger about the trucking route for production purposes. Applicant Conger reported this is the haul route for drilling and completion operations only.

Commissioner Valdes asked applicant Conger how the gas and oil is removed from the area once the remainder of the wells have been drilled.

Applicant Conger reported this pad produces gas, oil, and water all directionally piped away from the location. Gas and Oil are taken to the end mark, water there's an agreement with Martin Lind to be piped over to water depo loadout station located to the South.

Commissioner Valdes asked applicant Conger how long construction traffic would be prevalent on New Liberty Road.

Applicant Conger reported we will start construction if this revised haul route is approved, and estimate the 22 wells will be drilled mid-late November. At that point completion crews will finalize everything with an estimated time of completion May 2022.

Commissioner Valdes asked Ms. Malone during the neighborhood meetings was timeframe for the haul route, and completion discussed.

Ms. Malone reported we received questions before the neighborhood meeting, and traffic reports are included in the packet.

Commissioner Bernhardt asked Ms. Malone about pavement life with the larger production vehicles on New Liberty Road.

Ms. Malone reported the applicant submitted a traffic analyst but not the pavement life.

Mr. Ballstadt reported we are rebuilding New Liberty Road in a major project later this summer to widen traffic lanes.

Commissioner Hall asked Ms. Malone about how many more vehicles will be on New Liberty Road.

Ms. Malone reported the traffic analyst is located on page 35 of the packet for the different traffic phases.

Commissioner Reddick asked Ms. Malone about public comment from the neighborhood meeting.

Ms. Malone reported public comment and the summary is located on page 36 of the packet. A summary of the requests were a drawing, location, purposed changes, amount of traffic, type of traffic, and duration of traffic with all requests being fulfilled on May 12, 2021. An additional resident reached out to community relations on May 13, 2021 requesting his address be changed for royalty payments. Topics reviewed at the neighborhood meeting included introduction, overview, purposed changes, haul route update, well count, and changes to facility equipment. Great Western Petroleum shared there contact information for follow-up questions from residents.

Commissioner Valdes asked Mr. Ballstadt should the expansion of New Liberty Road be put on hold until the construction traffic from this haul route is complete.

Mr. Ballstadt reported construction on New Liberty Road will begin within the next couple of weeks, and that project has been budgeted for this summer to widen those lanes to ensure emergency vehicles can travel efficiently through this area.

Mr. Ballstadt commented on a message from Mr. Roth engineering; New Liberty Road is classified as an arterial roadway which designates for a substantial road cross section. The road has been constructed for a higher volume of traffic.

**Vice Chairman Bushelman moved to close the public hearing, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Bernhardt, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;**

2. Recommendation to Town Board - Conditional Use Grant (CUG) for Oil & Gas Facilities - Raindance Subdivision 8th Filing, Tract J (Raindance Pad) - Philip Hancock, Applicant, Great Western Petroleum; and Martin Lind, Owner, Water Valley

- Quasi-judicial
- Staff Presentation: Carlin Malone, Chief Planner

Please see material and recommendation with public hearing item.

Chairman Schick asked Ms. Malone whether she had anything additional.

Ms. Malone reported she had nothing further to add.

Chairman Schick opened the meeting for commissioner comment to which there was none.

**Vice Chairman Bushelman moved to forward a recommendation of approval to Town Board for the Conditional Use Grant (CUG) for Oil & Gas Facilities Raindance Subdivision 8th Filing, Tract J (Raindance Pad), Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Bernhardt, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;**

3. Public Hearing - Final Major Subdivision - Greenspire Subdivision 4th Filing - John Hall, Applicant, Lot Holding Investments, LLC; and Tyler Smith, Planner, Lot Holding Investments, LLC
  - Quasi-judicial

- Staff Presentation: Carlin Malone, Chief Planner

Tyler Smith, Planner with Lot Holding Investments, LLC; and the applicant, John Hall of Lot Holding Investments, LLC; have submitted a final major subdivision known as Greenspire Subdivision 4th Filing. The property encompasses approximately 11.6 acres and is zoned RMU-1 (Residential Mixed Use). The proposed subdivision includes 93 townhome lots with tracts for open space, trail system, drainage, easements, and access. The land use designation for this area is attached condominiums and townhomes, per the 2005 Greenspire Master Plan.

Subdivision characteristics:

- 11.6 total acres
- 93 townhome lots (6.1 acres / 52.5%)
- Open space: 3.6 acres (31.1%)
- Tracts (5.5 acres)
  - o Dedicated open space (1.6 acres / 13.8%)
  - o Drainage, utility, access (3.92 / 33.7%)
- Centrally located open space and open space/trail access along Cache La Poudre Irrigation Company right-of-way

The preliminary major subdivision and preliminary site plan applications were submitted on December 18, 2020, prior to the effective date (February 10, 2021) of the new land use code, which required that the Planning Commission approve the preliminary major subdivision and preliminary site plan for multifamily residential development. The Planning Commission approved the preliminary applications on June 2, 2021. The previous code also required a neighborhood meeting with the preliminary major subdivision application, which was held on April 27, 2021. For consistency with this process, the final major subdivision and final site plan applications were also processed under the previous code requirements, requiring public hearings for the final major subdivision and Town Board approval for both the final major subdivision and final site plan.

### Relationship to Comprehensive Plan

The application is consistent with the following goals and objectives of the Comprehensive Plan:

#### Chapter 5b – Growth Framework

**Goal:** Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

#### Objectives

1. Prioritize new growth in areas currently served by Town infrastructure and services.

*Staff comment:* The development is part of an existing neighborhood and provides the last portion of the development on the east and south sides of the Cache La Poudre Irrigation Company right-of-way / canals.

3. Develop new neighborhoods adjacent to the Town core.

*Staff comment:* The development will provide connections to the open space and an additional segment of trail system connecting the trail surrounding Windsor Lake, providing connectivity to the downtown and core area of town.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

*Staff comment:* Existing infrastructure and services serve this neighborhood. The Town is investing in a segment of trail system south of this development along the Cache La Poudre Irrigation Company canal, adjacent to the existing church, connecting to the trail along Windsor Lake. This development will continue the connection from the south along the canal to the northeast, continuing easterly along the Greeley No. 2 Canal to Hollister Lake Road and developments to the east.

#### Chapter 5c – Residential Areas Framework

**Goal:** Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

### **Objectives**

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.

Staff comment: The development will provide increased multi-modal connectivity within the neighborhood, to Windsor Lake, and surrounding trail network, extending east to Hollister Lake Road, Winter Farm Subdivision and Village East Subdivision to WCR 21 (Village East Subdivision 8<sup>th</sup> Filing). Multi-modal connectivity will be further added to the west of this development with future development phases of the Greenspire neighborhood.

4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

### **Notifications**

This public hearing was noticed in accordance with the Town's Municipal Code as follows:

- June 3, 2021 - affidavit of mailing to surrounding property owners within 300 feet
- June 4, 2021 - advertisement in local papers
- June 3, 2021 - sign posted on property
- June 3, 2021 - notice posted on Town website

Chairman Schick opened the public hearing.

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

John Hall 158 Veronica Drive Windsor, applicant reported he's available for any questions to which there was none.

**Vice Chairman Bushelman moved to close the public hearing, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Bernhardt, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;**

4. Recommendation to Town Board - Final Major Subdivision - Greenspire Subdivision 4th Filing - John Hall, Applicant, Lot Holding Investments, LLC; and Tyler Smith, Planner, Lot Holding Investments, LLC
- Quasi-judicial
  - Staff Presentation: Carlin Malone, Chief Planner

Please see material and recommendation with public hearing item.

Chairman Schick asked Ms. Malone whether she had anything additional.

Ms. Malone reported she had nothing further to add.

Chairman Schick opened the meeting for commissioner comment to which there was none.

**Vice Chairman Bushelman moved to forward a recommendation of approval to Town Board for the Final Major Subdivision Greenspire Subdivision 4th Filing, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Bernhardt, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;**

5. Recommendation to Town Board - Final Site Plan - Greenspire Subdivision 4th Filing Townhomes - John Hall, Applicant, Lot Holding Investments LLC; and Tyler Smith, Planner, Lot Holding Investments LLC
- Quasi-judicial
  - Staff Presentation: Carlin Malone, Chief Planner

Tyler Smith, Planner with Lot Holding Investments, LLC; and the applicant, John Hall of Lot Holding Investments, LLC; have submitted a final site plan known as Greenspire Subdivision 4th Filing Townhomes Site Plan. The property encompasses approximately 11.6 acres and is

zoned RMU-1 (Residential Mixed Use). The proposed site plan and accompanying subdivision include 93 townhome lots with tracts for open space, trail system, a playground, drainage, easements, and access. The 2005 Greenspire Master Plan identifies the subject area for 80-100 attached condominiums and townhomes with a density range of 10-12.5 dwelling units per acre.

Site Plan characteristics:

- 11.6 total acres
- 93 townhome lots (6.1 acres / 52.5%); 100% - 3-bedroom units
- Density: 8.0 du/ac
- Open space: 3.6 acres (31.1%); 1,795.8 sf/unit (900 sf/unit required)
- Playground / open space area - centrally located
- Extension of trail system along Cache La Poudre Irrigation Company canal / Greeley No. 2 Canal
- Parks - Park requirement met with park land surrounding Windsor Lake
- 3-plex, 4-plex, 5-plex building types
- Front porches, tree-lined streets, alley-loaded garages
- Two garage spaces + two driveway spaces
- Parking space totals: 386 spaces provided (186 required)

The preliminary major subdivision and preliminary site plan applications were submitted on December 18, 2020, prior to the effective date (February 10, 2021) of the new land use code, which required that the Planning Commission approve the preliminary major subdivision and preliminary site plan for multifamily residential development. The Planning Commission approved the preliminary applications on June 2, 2021. The previous code also required a neighborhood meeting with the preliminary major subdivision application, which was held on April 27, 2021.

### **Relationship to Comprehensive Plan**

The application is consistent with the following goals and objectives of the Comprehensive Plan:

#### **Chapter 5b – Growth Framework**

**Goal:** Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

#### **Objectives**

1. Prioritize new growth in areas currently served by Town infrastructure and services.

*Staff comment:* The development is part of an existing neighborhood and provides the last portion of the development on the east and south sides of the Cache La Poudre Irrigation Company right-of-way / canals.

3. Develop new neighborhoods adjacent to the Town core.

*Staff comment:* The development will provide connections to the open space and an additional segment of trail system connecting the trail surrounding Windsor Lake, providing connectivity to the downtown and core area of town.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

*Staff comment:* Existing infrastructure and services serve this neighborhood. The Town is investing in a segment of trail system south of this development along the Cache La Poudre Irrigation Company canal, adjacent to the existing church, connecting to the trail along Windsor Lake. This development will continue the connection from the south along the canal to the northeast, continuing easterly along the Greeley No. 2 Canal to Hollister Lake Road and developments to the east.

#### **Chapter 5c – Residential Areas Framework**

**Goal:** Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.



## Objectives

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.

Staff comment: The development will provide increased multi-modal connectivity within the neighborhood, to Windsor Lake, and surrounding trail network, extending east to Hollister Lake Road, Winter Farm Subdivision and Village East Subdivision to WCR 21 (Village East Subdivision 8<sup>th</sup> Filing). Multi-modal connectivity will be further added to the west of this development with future development phases of the Greenspire neighborhood.

4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

## Notifications

There are no notification requirements for a final site plan.

Ms. Malone shared a color rendering of the 4-plex elevation currently being built in Milliken, Colorado.

Mr. Hall reported he's working with the engineers for a couple of changes to these elevation renderings.

Commissioner Colonnese asked Mr. Hall how many units are displayed in this elevation rendering.

Mr. Hall reported this rendering is a 4-plex elevation, Greenspire Subdivision will have 3-plex, 4-plex, and 5-plex units available in this development. Ranch and 2-story units will be available to meet ADA compliance guidelines.

**Vice Chairman Bushelman moved to forward a recommendation of approval to Town Board for the Final Site Plan Greenspire Subdivision 4th Filing Townhomes, Jose Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Bernhardt, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;**

## D. COMMUNICATIONS

- Communications From Planning Commission

Commissioner Valdes asked Mr. Ballstadt about retail or commercial projects being submitted to the Planning department.

Mr. Ballstadt reported a retail development in Brands Beverage area, Taco Bell under review, concepts over by Budget Blinds off of HWY 257 by the Windsor Charter School. Freddy's is breaking ground this week in East Pointe Business Park by Kum & Go.

Ms. Malone reported commercial development over by King Soopers, dental office, car wash, concepts reviewing different areas for a brewery. We have several projects that are light industrial in South Gate and a re-zoning project proposal. Highlands industrial park is getting close to being built out with only a handful of lots left available.

Commissioner Valdes asked Mr. Ballstadt about new development for Diamond Valley.

Mr. Ballstadt reported diamond valley submitted the footing and foundation permit for the stadium, plans to submit the permit for the dome, dorms will be submitted in the next couple of weeks now that financing is secured.

Commissioner Bernhardt asked Mr. Ballstadt about a change in contractor for the development.

Mr. Ballstadt reported, yes they were working with Hensel Phelps Construction Co.; now they contracted with Jaco General Contractor located in Wichita, Kansas.

- From Town Board Liaison

Town Board Member Wilson reported at the June 7th Town Board Work Session we received a retail review from Katy Press explaining different development opportunity matches. Town Board approved Village East 8th Filing, and Raindance 17th Filing sent from the Planning Commission. The

Community Art program was approved on the 2nd reading, creating a Windsor Arts Commission citizen advisory board. Town Board reviewed a financial report through April 2021 supplied by Dean Moyer, Finance Director at June 14th Town Board meeting; Sales Tax increased by 15%, Use Tax from building permits increased 135%, overall tax collection increased 38% over the last 4 months.

- Communications From Staff

Ms. Malone reported the next Planning Commission meeting scheduled for July 7th will be in-person located in 3rd floor Town Board Chambers, requesting feedback on what time works for all of the commissioners.

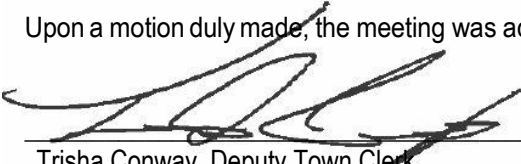
Chairman Schick requested we return to the same schedule hosting the meetings 3rd floor Town Board Chambers at 7:00p.m. Vote resulted as follows; Yeas

Mr. Ballstadt reported on the American Planning Association (APA) Colorado Conference located in Keystone, Colorado September 8th-10th for any commissioners interested in attending please contact Mr. Ballstadt this week.

Ms. Conway reported the voter affirmations will be sent tonight, please return within the next 24 hours.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:13 p.m.



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Trisha Conway, Deputy Town Clerk