

**Record of Proceedings  
City of Lafayette  
Planning Commission  
Tuesday, November 28, 2017**

Chair Wong called the meeting to order at 7:00 p.m. Those in attendance included: Chair Wong, Vice Chair Godfrey and Commissioners Fischer, Kusjanovic, Thomas, Varley, and Viers  
Staff present included Planning Manager Paul Rayl, Senior Planner Greg Thompson, Neighborhood Services Specialist Duncan Miller, and Recording Secretary Michelle Verostko

**II. Items from the Public Not on the Agenda**

None.

**III. Meeting Minutes for October 24 and October 25, 2017 Meeting Minutes**

*Vice Chair Godfrey moved to approve the October 24 and October 25, 2017 Meeting Minutes, seconded by Commissioner Thomas. All voted in favor of the motion.*

**IV. Scheduled Items**

**A. 40 North Sketch Plan Review**

Commissioner Fischer disclosed that she lives within 750 ft. of the subject property and noted that she did not attend the neighborhood meetings and has no financial benefit with the subject property. Commissioner Viers discussed that he lives in Indian Peaks on the west side of 95<sup>th</sup> Street.

Senior Planner Greg Thompson entered the staff report into the record. He explained the two meeting review process for this particular application. He stated this application is a sketch plan review for a residential subdivision located on the north side of Baseline Road, northwest of Baseline Road and Anna Thomas Parkway or just west of Anna's Farm and east of Indian Peaks Subdivisions. He presented a vicinity map to help illustrate the location of the property and to show the surrounding areas. The subject property is zoned DR (Developing Resource). Mr. Thompson reviewed the annexation agreement.

Mr. Thompson presented the sketch plan for the proposed mixed use residential development on 78.63 acres. The plan includes up to 465 residential units ranging from 12-plexes to cottages and a 10 acre site for a school. The applicant has also indicated the proposed future zoning of the property to be R1/PUD, R3/PUD, and R4/PUD which would allow the mix of residential uses desired by the applicant. The Comprehensive Plan Land Use map designation for the subject property is primarily Medium Density Residential with an area for the school designated as Public Facility and the area adjacent to Baseline is planned for Commercial.

Mr. Thompson explained the project is intended to develop in four phases and he reviewed the phasing plan and the plan layout.

Mr. Thompson explained that a PUD (Planned Unit Development) is required for all residential development that does not qualify as a minor subdivision and the intent is to promote the most beneficial and creative development of the land. The proposed sketch plan includes a number of PUD modifications and include having some units not front a public street and reduced parking for the condo loft units in the proposed R-4 zoning area.

Mr. Thompson reviewed the sketch plan issues including streets, traffic, vehicular access, pedestrian and bicycle access, parking, and public transportation. He also discussed engineering

concerns such as utilities, easements, water and wastewater, drainage and water rights. He discussed public land dedication and reviewed trail connections, pocket parks, and community amenities. Mr. Thompson reviewed the landscape plan, visitability requirements, public safety, schools and the number of students expected to be generated with the overall development, and build-out rate and growth management. Mr. Thompson reviewed some of the Comprehensive Plan goals and policies this development would comply with. Other issues reviewed included environmental concerns and cultural resources on the property.

Mr. Thompson reviewed the proposed zoning for the property and density proposed with each phase.

Staff recommended the 40 North Sketch Plan Review be continued to the January 23, 2018 Planning Commission meeting.

Michael Markel, Markel Home Construction Company, 5723 Arapahoe Ave, Boulder gave a brief background of his company and the projects they have done in Lafayette. He presented their proposal. He discussed their plan to offer a range of housing choices for a mixed-income community and for a varied demographic population. The mixed residential housing types include large, medium and cottage style single-family lots, duplexes, triplexes, four-plexes, row homes/ townhomes and condo/loft units. Mr. Markel explained the plan also includes a special needs school on the 10 acre school site and preserving the three acre Domenico homestead parcel.

Mr. Markel reviewed the site plan, discussed parks, open space, trails, and community amenities. He discussed their concept of a sustainable community and the components that comprise that such as energy efficient homes, water conservation, and landscaping. He discussed how their proposal complies with the City's Comprehensive Plan goals and policies. He discussed drainage, property values, housing density, views, traffic, traffic signal, connectivity, street standards and cross sections for collector and local streets, code modifications, and phasing plan.

Erick Hartronft, Hartronft Associates, 950 Spruce Street, Louisville, presented their proposal to restore the Domenico Homestead parcel and discussed how it would be used. He reviewed the three acre site and discussed access, detention, potential uses of the site, and how it would be restored. He showed photos of the homestead and the farm.

Chair Wong opened the meeting for public testimony at 8:40 p.m.

Dave Armstrong, 531 Sawtooth Point, Lafayette, expressed concern about drainage and the need for a water management plan.

Ted Montoya, 2041 Navajo Trail, Lafayette, expressed concerns about regional transportation, current traffic issues, and questioned whether Navajo Trail meets the City's current code requirements for a collector street.

Jim Siedler, 630 Homestead St., Lafayette, read a statement from Mary Jane Janowski of 1518 Haystack Way, Lafayette. Ms. Janowski has concerns about increased traffic, public safety, housing density, and quality of life.

Mel Haik, 1533 Harvest Drive, Lafayette, expressed concerns about loss of views and the need for more open area.

Harry Grace, 2218 Stonehenge, Lafayette, stated he worked with Mr. Markel in the past and supported the project.

Mary Medicus, 665 Homestead Street, Lafayette, expressed concern about the need for a traffic signal and suggested revising the plan so that the development has its own access to Baseline Road west of Homestead and relocate the school elsewhere in the development.

*Planning Commission took a 15 minute recess at 8:55 p.m. and reconvened at 9:10 p.m.*

Diane Rex, 578 Brainard Circle, Lafayette, expressed concern about drainage and water problems in the area. She requested that a study be completed by a certified hydrologist before any development starts.

Bob Parent, 2032 Apache Lane, Lafayette, expressed concern about surface runoff issues and drainage.

Bob Lagier, 2049 Navajo Trail, Lafayette, discussed transportation impacts the project would have on Navajo Trail and Indian Peaks Trail. He expressed concern that Navajo Trail and Indian Peaks Trail were not built to city standards for a collector street and would create dangerous unsafe travel levels. He asked that the vehicular connection at Navajo Trail only be an emergency access.

Gary Connell, 777 Niwot Ridge Lane, Lafayette, expressed concern about the width of Indian Peak Trails and whether it met the City's current collector street standards. He also has concerns for public safety with an increase in traffic volumes.

Brian MacDonald, 598 Brainard Circle, Lafayette, expressed concern about safety issues if Navajo Trail is connected to 40 North Subdivision. He discussed street widths, cut through traffic, and current safety issues with Indian Peaks Trail that would increase with additional traffic. He supports an emergency access at Navajo Trail.

Barbara Padden, 2389 Indian Peaks Trail, Lafayette, expressed concern about safety issues related to the proposed vehicular connection at Navajo Trail, housing density, and drainage issues.

Michael Kotlarczyk, 779 Niwot Ridge Lane, Lafayette, expressed concern regarding traffic issues that would result with a connection at Navajo Trail and also had concerns about the overall density of the project.

David Burnett, 760 Bridger Point, Lafayette, expressed concern about public safety if the Navajo Trail connection happens and discussed issues with traffic that exist now along Indian Peaks Trail.

Melanie Phares, 2086 Navajo Trail, Lafayette, stated she agreed with the previous speakers and opposes the Navajo Trail connection. She expressed concern about increase of commercial and service traffic in addition to residential traffic. She asked that the review time for this proposal be extended.

Philip Roth, 2034 Buchanan Point, Lafayette, expressed concern about housing density, drainage, and wildlife.

*Note that the following ten speakers all referenced a power point presentation.*

Bob Richards, 521 Mills Street, Lafayette, stated he is chair of Anna's Farm United which represents interests of their neighborhood related to area development. He reviewed that actions they have taken to evaluate the 40 North development proposal. He stated they have three issues: traffic, congestion and safety; density and lack of green space, and lack of buffer and

compromised views. He gave a summary of the developments occurring around Anna's Farm and Indian Peaks.

Bud Spear, 613 Mills Street, Lafayette, stated he is also representing Anna's Farm United and he discussed traffic impacts from 40 North Subdivision and other developments in the area. He discussed benefits of creating a main access for the proposed subdivision further west of the Domenico Homestead with a traffic signal and also discussed calming measures that could be taken.

Ed Walent, 521 Homestead Street, Lafayette, stated he is also representing Anna's Farm United and he discussed the proposed density and location of the various housing types. He expressed concern that 75% of 40 North Subdivision would be zoned R3 and R4 and that the higher density housing would be located next to Anna's Farm. He noted that 14% of Anna's Farm is zoned R3.

Carolyn Elliott, 708 Homestead Street, Lafayette, stated she is also representing Anna's Farm United and she expressed concern about the school site location and that it is being counted towards Public Land Dedication. She had concerns about the lack of open area within the plan and discussed how placing the school in a more central location could provide a buffer between neighborhoods, pedestrian access, and trail connections to the north and south. She discussed moving the higher density housing closer to Baseline Road or reduce the density overall.

Susan LaHoda, 616 Mills Street, Lafayette, discussed traffic issues along the Highway 287 corridor. She asked that the pace of development be slowed down and support lower density housing options.

Jonathon Bent, 1531 Greenlee Way, Lafayette, stated he is also representing Anna's Farm United and expressed concern about wildlife habitat. He discussed having a wildlife corridor along the east boundary of the Domenico property that could also serve as a connector for open space areas.

Sally Hurand, 1506 Haystack Way, Lafayette, expressed concern about traffic, pedestrian safety, and the possibility of local streets being used as collectors. She listed what she would like the traffic study to provide and asked that the review time for this project be extended.

Allison Hamm, 754 Furrow Way, Lafayette, agreed with the previous speakers. She expressed concern about the northeast corner of the proposed development, the detention area, and lack of compatible transition between the two developments, as well as loss of views. She discussed how combining the two detention areas could provide a better transition and add an additional open area.

Maggie Garfield, 609 Mills Street, Lafayette, expressed concern about loss of views and suggested a conservation easement between 40 North Subdivision and Anna's Farm to create a buffer and wildlife corridor. She supports 40 North Subdivision having its own access from Baseline Road and no access to Anna's Farm.

Cheri Watson, 1504 Greenlee Way, Lafayette, opposes the sketch plan and discussed how it does not meet some of the Comprehensive Plan goals and policies.

Priscilla Keeling, 658 Homestead Street, Lafayette, expressed concern that Anna's Farm will lose its sense of community and security, concerns about density and public safety. She asked the Planning Commission to reduce the density and access to Anna's Farm.

Christy Clarke, 550 Homestead Street, Lafayette, expressed concern about increase in traffic, particularly construction traffic, public safety, decreased views, and lose of wildlife.

Jim Siedler, 630 Homestead Street, Lafayette, expressed concern about the number of proposed connections between the proposed development and Anna's Farm and suggested that all six accesses proposed are not needed.

Evan Salim, 1431 Harvest Drive, Lafayette, had questions about the review process, whether a more comprehensive traffic study would be submitted and reviewed, whether energy efficiency homes would be built, what the entry feature would be, views, comment cards, lack of buffers, and requested the Planning Commission postpone the decision until April in order to review all the issues.

Jessie Olson, 766 Furrow Way, Lafayette, expressed concern that the proposed development was not compatible with the existing neighborhood. She also had concerns about loss of views, traffic congestion, the need for a wildlife corridor, more open space, and more community amenities.

Bevin Gumm, 588 Homestead Street, Lafayette, expressed concern about traffic, density, public safety, the need for more open space and trail connections, and the need for more planning and vision. She asked that the project be delayed.

Steve Kracha, 396 Lone Eagle Point, Lafayette, expressed concern about the Navajo Trail connection.

Chair Wong closed the public hearing at 10:35 p.m.

### **Planning Commission Questions and Request for Additional Information**

- Connectivity
- Density – how is density calculated? Does it include open space, schools, and streets?
- Traffic Study
- Construction Traffic - will there be limits to where it can go
- Identify collector and local streets and provide standards and definitions
- Make a distinction between Right-of-Way (ROW) and flow line to flow line widths which are part of streets
- What will the traffic impacts be to Indian Peaks and Anna's Farm?
- What percentage of traffic will cut through
- Traffic signal at Baseline Road – Is density needed to get a traffic signal? How will it be incorporated? What would it look like? What is the scope?
- Indicate number of exits onto main roads vis-à-vis the number of units provided
- Provide information on an underpass under Baseline Road
- Can another access be provided on Baseline Road which would be the primary access from the development
- Location for electric car parking
- City Engineer available at next meeting
- The drainage and water issues that were cited as a problem in the northeast part of Indian Peaks – do they originate from this site? Is there a spring? Where do the problems come from?
- What studies can be done? What strategies are there for hydrology?

- Rollins drainage proposal was mentioned. Please provide more information about that.
- Will existing on-site ditches be piped or open?
- Will site and buildings constructed on the property be Energy Star rated?
- Identify the percentage of units which would be affordable and/or attainable.
- Geotechnical drilling – will it be done before the January hearing?
- Indicate the school district's involvement in site review.
- Is the school district ok with the entrance and location of the school site
- Provide information on the other buildings. Quality control is needed.

**Motion**

*Commissioner Kusjanovic moved to continue the 40 North Sketch Plan Review to January 23, 2018 meeting. Commissioner Viers seconded the motion. All voted in favor of the motion.*

**B. Comprehensive Plan Land Use Amendment – Core Neighborhood Residential and  
C. Comprehensive Plan Land Use Amendment – Rural Preservation**

Planning Manager Paul Rayl recommended the Planning Commission table Agenda Items B and C to their January 24, 2018 meeting.

**Motion**

*Commissioner Kusjanovic moved the Planning Commission table the Comprehensive Plan Land Use Amendment for Core Neighborhood Residential and Comprehensive Plan Land Use Amendment for Rural Preservation (Planning Commission Items B and C) to the January 24, 2018 Planning Commission meeting. Vice Chair Godfrey seconded the motion. All voted in favor of the motion.*

**V. Other Business**

**A. Commission Comments / Committee Reports**

Commissioner Viers noted that he visited a Tesla facility and talked about requirements for a Tesla charging station. Commissioner Kusjanovic suggested staff provide more information on speaking at the Planning Commission for citizens. Commissioner Thomas gave an update from the recent Historic Preservation Board meeting she attended and also noted that she would not be able to continue as the liaison for the Historic Preservation Board in 2018.

Planning Manager Paul Rayl asked if any of the other Commissioners were available to attend the January 8, 2018 Historic Preservation Board meeting to let him know so staff could provide them an agenda.

Planning Commission discussed the requirement or need to have a liaison for Historic Preservation Board and Lafayette Open Space Advisory Committee. Commissioner Fischer gave an update on the Lafayette Open Space Advisory Committee meeting she attended. The Planning Commission discussed dealing with social media.

**B. Department Comments**

Planning Manager Paul Rayl thanked the Planning Commission for their time and hard work in 2017. He reminded them of the City Council Joint Workshop on December 5 at 5:30 p.m. and asked them to bring a list of items to discuss. He introduced Neighborhood Services Specialist Duncan Miller to the Planning Commission.

**VI. Adjournment**

*Commissioner Kusjanovic moved to adjourn the meeting, seconded by Commissioner Varley. All voted in favor of the motion. The meeting adjourned at 11:15 p.m.*

City of Lafayette

---

Brian Wong, Chair

Attest:

---

Michelle Verostko, Recording Secretary