



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

March 3, 2022

6:00 PM

9900 Park Avenue
Firestone, CO 80504

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
5. **Public Hearings**
 - a. **PUBLIC HEARING: Resolution PC-22-06:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO ZONE CERTAIN LAND, FULLY DESCRIBED HEREIN, FROM REGIONAL COMMERCIAL (RC) TO RESIDENTIAL B (R-B) AND FROM RESIDENTIAL C (R-C) TO RESIDENTIAL B (R-B) ZONE DISTRICT
6. **Approval of Minutes**
 - a. Regular Meeting January 6, 2022
 - b. Regular Meeting February 17, 2022
7. **Staff Reports**
8. **Commissioner Comments**
9. **Adjournment**

* Individuals that desire to address the Planning and Zoning Commission are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to two minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes for each Public Comment noted on Agenda.

If you need special assistance in order to participate in a Planning and Zoning Commission meeting, please contact the Town Clerk's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 5.a

Public Hearings

Meeting Date: March 3, 2022

Initiated By: Marty Ostholthoff

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution PC-22-06: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO ZONE CERTAIN LAND, FULLY DESCRIBED HEREIN, FROM REGIONAL COMMERCIAL (RC) TO RESIDENTIAL B (R-B) AND FROM RESIDENTIAL C (R-C) TO RESIDENTIAL B (R-B) ZONE DISTRICT

SUMMARY

The property owner is proposing to rezone from Regional Commercial (RC) and Residential C (R-C) zone districts to Regional Commercial (RC) and Residential B (R-B) zone districts.

HISTORY AND PREVIOUS BOARD ACTION

The Water's Edge property (formerly The Shores) was annexed and zoned into the Town of Firestone in 1998. A portion of the Shores, platted as the Shores Filing No. 1 in July 2008, consists of 97 single-family residential lots.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve draft Resolution PC-22-06, a resolution recommending that the Town Board of Trustees approve the Water's Edge rezoning application.

ATTACHMENTS

1. PC Staff Report
2. Resolution PC-22-06
3. Water's Edge - Project Narrative
4. Water's Edge Zoning Map
5. Neighborhood Meeting Invite/Summary



Staff Report

Water's Edge

Rezoning

**Prepared by the
Town of Firestone for the
Planning and Zoning Commission**

March 3, 2022

Purpose:	This staff report is for the rezoning of the Water's Edge (formerly The Shores) development from Regional Commercial (RC) and Residential C (R-C) zone districts to Regional Commercial (RC) and Residential B (R-B) zone districts.
Applicant:	Lot Holding Investments, LLC 1613 Pelican Lakes Point, Suite 201 Windsor, CO 80550
Location:	The Water's Edge development is located at the northeast corner of Firestone Boulevard (CR 24) and Birch Street (CR 11).



Existing Zoning: Regional Commercial (RC) and Residential C (R-C)
Existing Use: Vacant land and oil/gas operations

	ZONING	LAND USE
NORTH	OS-Open Space (Shores ODP)	Vacant land, aggregate mining + oil/gas operations
SOUTH	RC-Regional Commercial and R-C Residential C (Cambria)	Vacant land + oil/gas operations
EAST	R-B Residential B (Shores ODP) RC-Regional Commercial	Single-family residential Oil/gas operations
WEST	RC-Regional Commercial OS-Open Space (Shores ODP)	Vacant land Vacant land, aggregate mining + oil/gas operations

Water's Edge Rezoning – Summary

The proposed rezoning of the Water's Edge property is from:

- 1) Residential C (high density residential) to Residential B (medium density residential); and
- 2) And a portion of the Regional Commercial to Residential B (medium density residential)

In general, the site is developable and can be characterized as flat terrain, sloping gently from south to north. Public infrastructure and readily available utilities will be extended into the property by a developer at the time of the development.

The following Table summarizes the existing zoning versus the proposed rezoning from an acreage standpoint:

	The Shores ODP (Existing)	Water's Edge (Proposed)
RC (Commercial)	52.6	29.7
R-C (High Density)	37.3	0
R-B (Medium Density)	0	60.2
TOTAL	89.9	89.9

The proposed rezoning removes Residential C (high density/10-20 DU's per acre) zoning from the property; the Residential C area being rezoned to Residential B (medium density/5-10 DU's per acre) zoning. In addition, the Regional Commercial zoning adjacent to the existing Shores residential developments to the east is being rezoned to Residential B zoning.

From a land use standpoint, this rezoning removes the ability to construct multi-family dwellings or apartments from the property as Residential B zoning only allows single-family, paired homes, and townhomes at a maximum density of 10 DU's per acre.

This is shown graphically on the following maps:

- RC (Regional Commercial) shown in red.
- R-C (Residential C) shown in orange.
- R-B (Residential B) shown in yellow.

Note: a portion of the RC (Regional Commercial) zone, approximately 5.6 acres, that was part of The Shores ODP is not part of this proposed rezoning as it is owned by a separate entity.

POND A
100 YR FLOOD LIMITS

EXIST. SED POND

PA-2
ARK / OS
ETENTION
5.017 AC

PA-4
R-C
SINGLE FAMILY ATTACHED / MULTIFAMILY
37.294 AC
12 DU/AC
447 DU'S

PA-5
RC
REGIONAL COMMERCIAL
58.209 AC

100-YEAR FLOOD PLAIN

SIGNALLED FULL MOVEMENT TURN

EXISTING ROW

3/4 MOVEMENT TURN

CENTER AVENUE

ACCESS

THE ROAD INTERSECTION IS 95' FROM THE SECTION LINE

SIGNALLED FULL MOVEMENT TURN

FIRESTONE BLVD

10/1/10

Regional Commercial Zoning: (RC)
± 29.71 ACRES

Medium Density Residential Zoning: (R-B)
± 66.20 ACRES

The Shores ODP Zoning: (OS) Open Space

The Shores ODP Zoning: (R-B) Residential B

Firestone Blvd.

Cambria Crossing ODP

Center St.

Map of San Diego, California

Legend:

- The Shores ODP Zoning: (OS) Open Space
- Medium Density Residential Zoning: (R-B) ± 66.20 ACRES
- The Shores ODP Zoning: (R-B) Residential B

Scale:

0 100 200 300 400 500 600 700 800 900 1000 Feet

0 1 2 3 4 5 Miles

APPROVAL CRITERIA AND STAFF ANALYSIS

Rezoning Approval Criteria and Staff Analysis:

The Rezoning application for the Water's Edge was reviewed for compliance with the Approval Criteria from Section 16.7.4 of the FDC. Staff makes the following findings.

- A. That the proposed zoning promotes the health, safety or welfare of the inhabitants of the Town and the purposes of this FDC;

Staff: *The proposed rezoning promotes the health, safety and welfare of Town residents in that additional living and commercial opportunities are being provided that are consistent with the Towns' Master Plan and the purposes of the FDC.*

- B. The proposed zoning is generally consistent with the Town's Comprehensive Master Plan, or the proposed zoning is necessary to provide land for a community need that was not anticipated at the time of the adoption of the Town's plan;

Staff: *The proposed rezoning is consistent with the Town's Master Plan, which shows the property being used for Commercial and Mixed-Use purposes, including the proposed residential uses.*

- C. Adequate facilities and services (including streets and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

Staff: *Adequate facilities and services are available and immediately adjacent to the property. The current level of service will be maintained for the existing development in the area.*

- D. The proposed zoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff: *The current zoning on the property allows development to occur in a similar manner, albeit at lower residential densities to the proposed rezoning; thus, not likely resulting in significant impacts to the identified environmental conditions that cannot be substantially mitigated. Additionally, future development of the property will be required to comply with the FDC and the Towns' Engineering standards and specifications.*

- E. The proposed zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;

Staff: *The proposed rezoning is in scale with adjacent properties and not likely to have an adverse impact to said properties.*

- F. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property; and

Staff: *The uses proposed through the rezoning will be compatible to existing uses on adjacent properties. Commercial development along Firestone Boulevard and reduced density residential development proposed next to existing residential development.*

- G. The proposed zoning is generally consistent with the Towns' economic development goals and objectives in bring positive growth and sustainable revenues to the Town.

Staff: *The proposed rezoning and associated uses meets the Towns' economic development objectives as it will bring additional living opportunities and sustainable revenues through commercial development to the Town.*

NEIGHBORHOOD MEETING

As required by the Firestone Development Code, a Neighborhood Meeting was held on January 3, 2022 at 5:30 pm as a virtual meeting. The required notice for the Neighborhood Meeting was provided.

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	February 16, 2022
Property Posted:	February 14, 2022
Letters to Adjacent Property Owners:	February 10, 2022

RECOMMENDATIONS

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-22-06, a resolution recommending approval of the Water's Edge Rezoning application to the Board of Trustees with the following conditions:

- a. Technical corrections to the Water's Edge Zoning Map shall be made to the Town's satisfaction.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-22-06

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO ZONE CERTAIN LAND, FULLY DESCRIBED HEREIN, FROM REGIONAL COMMERCIAL (RC) TO RESIDENTIAL B (R-B) AND FROM RESIDENTIAL C (R-C) TO RESIDENTIAL B (R-B) ZONE DISTRICT

WHEREAS, Lot Holding Investments, LLC (“Owner”) owns property more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (“Property”); and

WHEREAS, the Property is located in the Regional Commercial (RC) and Residential C (R-C) zone districts; and

WHEREAS, Owner has applied for the rezoning of the Property from Regional Commercial (RC) and Residential C (R-C) zone districts to Regional Commercial (RC) and Residential B (R-B) zone districts (“Application”); and

WHEREAS, the Firestone Planning and Zoning Commission, at its meeting on March 3, 2022, reviewed the Application and considered the approval criteria set out in Section 16.7.4 of the Firestone Development Code; and

WHEREAS, the Firestone Planning and Zoning Commission wishes to make a recommendation to the Town of Firestone Board of Trustees pertaining to the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Planning and Zoning Commission hereby recommends to the Board of Trustees approve the Application for the rezoning of the Property from Regional Commercial (RC) and Residential C (R-C) zone districts to Regional Commercial (RC) and Residential B (R-B) zone districts, subject to the conditions set forth on Exhibit B attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 3rd day of March, 2022.

Chairperson

ATTEST:

Secretary

EXHIBIT A
Legal Description

Beginning at the Southwest corner of said Section 1; thence along the West Section line of said Section 1 North 00°52'24" East 60.01 feet to the TRUE East 60.01 feet to the TRUE POINT OF BEGINNING; thence departing said Section line South 89°56'23" West 3.00 feet; thence West 3.00 feet; thence North 00°52'24" East 509.83 feet; thence East 509.83 feet; thence North 62°17'55" East 84.47 feet; thence East 84.47 feet; thence North 49°51'37" East 81.96 feet; thence East 81.96 feet; thence North 46°15'24" East 201.33 feet; thence East 201.33 feet; thence North 64°28'44" East 510.91 feet; thence East 510.91 feet; thence North 27°56'31" East 253.14 feet; thence East 253.14 feet; thence North 05°55'25" East 198.30 feet; thence East 198.30 feet; thence North 35°21'49" East 90.56 feet; thence East 90.56 feet; thence North 43°45'29" East 163.19 feet; thence East 163.19 feet; thence North 61°02'35" East 709.45 feet; thence East 709.45 feet; thence North 71°03'50" East 76.62 feet; thence North 77°57'41" East 1011.84 feet to East 76.62 feet; thence North 77°57'41" East 1011.84 feet to East 1011.84 feet to a point on the East line of the Southeast Quarter of the Southwest Quarter of Said Section 1; thence along said East line South 00°09'18" East 807.61 feet; thence East 807.61 feet; thence South 00°09'42" East 956.98 feet; thence East 956.98 feet; thence South 89°45'43" West 70.00 feet; thence West 70.00 feet; thence North 45°11'59" West 28.27 feet; thence West 28.27 feet; thence South 89°50'18" West 68.00 feet; thence West 68.00 feet; thence South 44°52'35" West 28.27 feet; thence West 28.27 feet; thence South 00°05'07" East 54.00 feet; South 90°00'00" West 446.81 feet; thence East 54.00 feet; South 90°00'00" West 446.81 feet; thence West 446.81 feet; thence South 00°00'00" West 264.76 feet; thence West 264.76 feet; thence South 85°57'42" West 286.37 feet; feet to a point on a tangent curve West 286.37 feet; feet to a point on a tangent curve concave to the Northwest having a central angle of 59°54'38", a radius , a radius of 614.67 feet, a chord that bears South 30°53'16" East 613.84 feet; thence East 613.84 feet; thence along the arc of said curve a distance of 642.72 feet to a point of a tangent line; thence South 89°31'05" West 1709.72 feet to the TRUE POINT OF West 1709.72 feet to the TRUE POINT OF BEGINNING. The above-described parcel contains 89.91 acres more or less.

EXHIBIT B
Conditions of Approval

General

1. Technical corrections to the Water's Edge Zoning Map shall be made to the Town's satisfaction.



1613 Pelican Lakes Point, Suite 201
Windsor, Colorado 80550
www.lotholding.com
(970) 460-9100

October 7, 2021

Project Narrative

Water's Edge

Application for Rezoning

Town of Firestone
Planning & Development
9950 Park Avenue
Firestone, CO 80504

Applicant and Land Owner: Lot Holding Investments, LLC

Weld County Parcel Nos.: [131301323002](#) and [131301300068](#)

Legal: B8, L2, the Shores FG #1 and PT SW4 1-2-68 (PT Shores Annex)

Location: NW Corner of Firestone Blvd and Center St.

By:

Tyler Smith, Planner
1613 Pelican Lakes Point, Suite 201
Windsor, CO 80550
(970) 200-8999
tsmith@lotholding.com

and

Erik Snyder, PLS
Snyder Land Surveying, Inc.
2061 Sandwater Ct.
Windsor, CO 80550
(970) 686-5157
SnyderLandSurveying@outlook.com

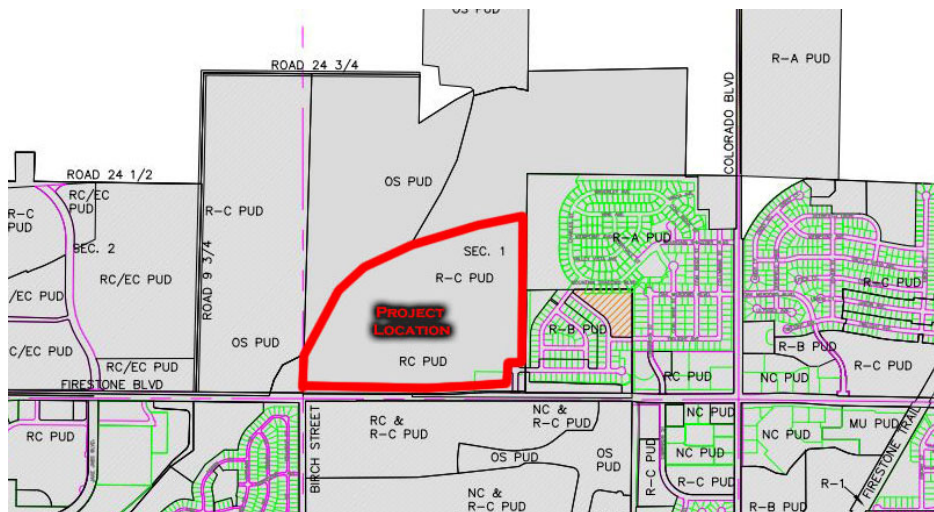
I. Introduction

The proposed project consists of two parcels totaling ± 89.91 acres in size and is located north-west of the intersection of Firestone Blvd. and Center Street in Firestone, Colorado. The subject parcels are currently zoned R-C PUD and RC PUD.

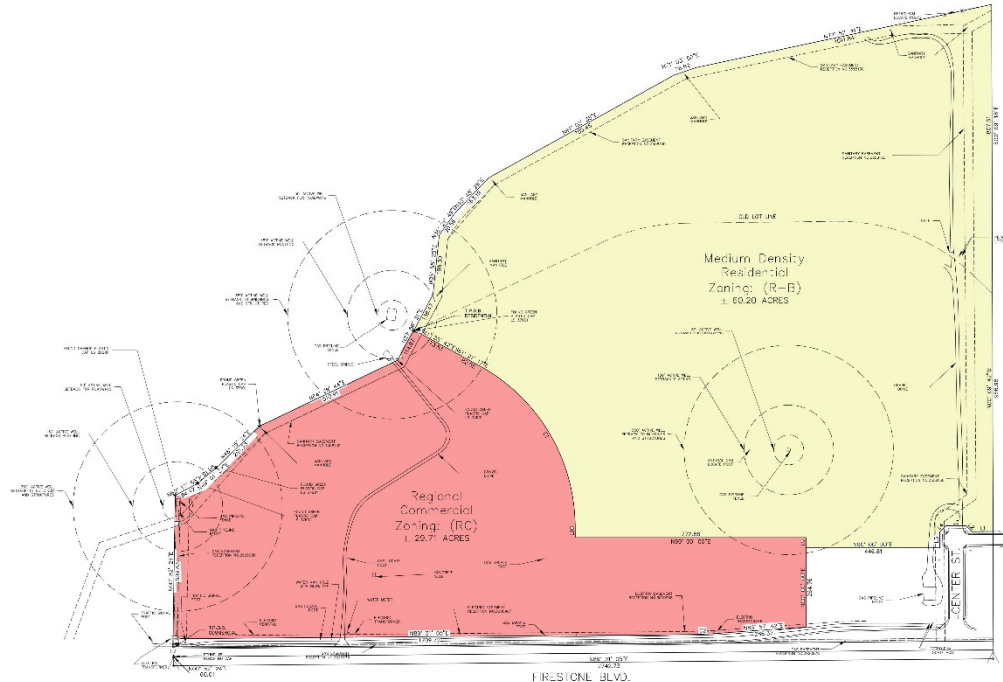


II. Rezoning Request

The application seeks to rezone 60.2 acres of the property to Medium-Density Residential (R-B) and to rezone 29.71 acres to Regional Commercial (RC).



Proposed - Town of Firestone Zoning districts:



Medium-Density Residential (R-B)

Purpose To provide areas for residential uses of an urban character, at a gross density not to exceed ten (10) dwelling units per acre. A minimum gross density of five (5) dwelling units per acre is required. The zone district classification of R-2 from former Town zoning code and development regulations is intended to be included in the R-B district.

Regional Commercial (RC)

Purpose To provide areas for a variety of regionally oriented large retail and service commercial uses, and highway-oriented commercial uses such as shopping centers, big-box retail, gas stations, restaurants, hotels, and similar and associated land uses. The zone district classifications of C-2 and M-2 from former Town zoning code and development regulations are intended to be included in the RC district.

III. General Review Criteria

16.7.4-E3, Rezoning/Zoning Map Amendment General Review Criteria

(General Review Criteria Applicable to all Official Map Amendments) The Board of Trustees may approve an official map amendment if the proposed rezoning meets all the following criteria.

- A. That the proposed zoning promotes the health, safety, and welfare of the inhabitants of the Town and the purposes of this FDC.

Response: The proposed zoning will comply with all applicable state and local health, safety and welfare standards set forth by the Town of Firestone and the State of Colorado.

- B. The proposed zoning is generally consistent with the Town's Comprehensive Master Plan, or the proposed zoning is necessary to provide land for a community need that was not anticipated at the time of the adoption of the Town's plan.

Response: The proposed zoning is consistent with the Comprehensive Master Plan. Part of the property is shown as Commercial/Office in the 2013 Master Plan, and the remaining part is shown as Mixed Use. Commercial/Office provides land use areas for retail commercial and office uses, located along key arterial streets. Master Plan, §12.3. Mixed Use areas allow all land uses except very low-density residential. Master Plan, §12.6.

Consistent with the Master Plan, the applicant proposes Regional Commercial zoning for the portion of the property closest to Firestone Blvd. and Interstate 25 and Medium-Density Residential zoning for the portions of the property set back from Firestone Blvd and adjacent to the low- and medium-density residential neighborhoods to the east. The Regional Commercial zone category provides for the highway-oriented commercial uses specified by the Commercial/Office Master Plan designation. The Medium-Density Residential zone is an allowed zoning for properties within the Mixed Use Master Plan designation, and requires a minimum density of 5 dwelling units per acre.

- C. Adequate facilities and services (including streets and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

Response: The facilities and services required to serve the subject property are available, as follows:

- **Water** - *Town of Firestone/ Central Weld County Water District*
- **Sewer** – *St. Vrain Sanitation District*
- **Gas** – *Xcel Energy*
- **Electric** – *United Power*
- **Emergency Services** – *Fredrick-Firestone Fire Protection Dist./Firestone Police Dept.*

- D. The proposed zoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.

Response: The proposed zoning will not cause significant adverse impacts to the environment or adjacent properties. The project will enhance open spaces and create more connectivity to surrounding creeks and waterways. These open space corridors will create a community centered around connectivity to nature and surrounding open spaces that will benefit wildlife and residents of the community.

- E. The proposed zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property.

Response: The zoning request will not create significant adverse impacts on surrounding properties. The proposed zoning request will create connectivity through open space/trail corridors that will benefit residents by connecting surrounding communities through regional trails and greenspace corridors.

- F. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property.

Response: The land uses proposed in the zoning request are compatible with surrounding uses and communities by providing commercial to the West which transitions from higher density to lower density to match the existing land use East. The proposed rezoning provides a balanced approach to housing and commercial opportunities.

- G. The proposed zoning is generally consistent with the Towns' economic development goals and objectives to promote growth and sustainable revenues to the Town.

Response: The diversity of land uses proposed in the rezoning request provides manageable growth that will benefit the Town of Firestone and the economic development of the overall region. The convenient location will attract additional businesses to the area thereby increasing essential services and employment opportunities which also makes it favorable to residents.

IV. The proposed zoning request will include the Firestone Community Character elements stated below:

- A transportation system that is properly designed and constructed to meet the current needs of the existing traffic volumes.
- A comprehensive and unified parks and trails system
- Effective and efficient public safety and security.
- "Four-sided" architecture is required along major streets and visual corridors.
- Superior recreational facilities
- A balanced approach to a blend of housing and commercial opportunities.
- Proper transition and integration between different types of land uses
- Convenient access to a wide variety of retail goods and services.
- A tangible and inspired sense of community.



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(970) 460-9100

V. Utilities and Services

The parcels will be serviced by the following utilities services:

- Telephone – Century Link
- Water – Town of Firestone/ central Weld County Water District
- Electricity – United Power
- Gas – Xcel Energy

VI. Conclusion

Applicant believes it has demonstrated how the rezone request is consistent with the goals and policies of the Town of Firestone and Future Land Use Map, as well as following the applicable provisions of the Town of Firestone Land Use Code.

Therefore, we respectfully request approval of the request to rezone from the current zoning of R-C PUD and RC PUD to R-B and RC zoning districts: Medium-Density Residential (R-B) and Regional Commercial (RC).

WATER'S EDGE ZONING MAP

LOT 2, BLOCK 10, THE SHORES FILING NO. 1, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 1, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, COLORADO.

89.91 ACRES

RZ-21-019

SURVEYOR'S CERTIFICATE

I, ERIK JAY SNYDER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

ERIK JAY SNYDER PLS 38555
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR



PLANNING & ZONING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED BY THE TOWN OF FIRESTONE PLANNING & ZONING COMMISSION ON THE _____ DAY OF _____, 20____.

CHAIRPERSON

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ZONING MAP TO BE KNOWN AS THE WATER'S EDGE ZONING MAP, IS APPROVED AND ACCEPTED BY ORDINANCE _____, PASSED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, HELD ON THE _____ DAY OF _____, 20____.

MAYOR

ATTEST: _____
TOWN CLERK

Legal Description
Overall

Beginning at the Southwest corner of said Section 1; thence along the West Section line of said Section 1 North 00°52'24" East 60.01 feet to the TRUE POINT OF BEGINNING; thence departing said Section line South 89°56'23" West 3.00 feet; thence North 00°52'24" East 509.83 feet; thence North 62°17'55" East 84.47 feet; thence North 49°51'37" East 61.96 feet; thence North 46°15'24" East 201.33 feet; thence North 64°28'44" East 510.91 feet; thence North 27°56'31" East 253.14 feet; thence North 00°55'25" East 198.30 feet; thence North 35°21'49" East 90.56 feet; thence North 43°45'29" East 163.19 feet; thence North 61°02'35" East 709.45 feet; thence North 71°03'50" East 76.62 feet; thence North 77°57'41" East 1011.84 feet to a point on the East line of the Southeast Quarter of the Southwest Quarter of Said Section 1; thence along said East line South 00°09'18" East 807.61 feet; thence South 00°09'42" East 956.98 feet; thence South 89°45'43" West 70.00 feet; thence North 45°11'59" West 28.27 feet; thence South 89°50'18" West 68.00 feet; thence South 44°52'35" West 28.27 feet; thence South 00°05'07" East 54.00 feet; South 90°00'00" West 446.81 feet; thence South 00°00'00" West 264.76 feet; thence South 85°57'42" West 286.37 feet to a point on a tangent curve concave to the Northwest having a central angle of 59°54'38", a radius of 614.67 feet, a chord that bears South 30°53'16" East 613.84 feet; thence along the arc of said curve a distance of 642.72 feet to a point of a tangent line; thence South 89°31'05" West 1709.72 feet to the TRUE POINT OF BEGINNING.

The above-described parcel contains 89.91 acres more or less.

Legal Description
Residential Tract

Being a parcel of land located in the South half of Section 1, and the Southeast Quarter of Section 2, Township 2 North, Range 68 West of the Sixth Principal Meridian, Town of Firestone, County of Weld, State of Colorado being more particularly described as follows:

Beginning at the Southwest corner of said Section 1; thence along the West Section line of said Section 1 North 00°52'24" East 60.01 feet; thence departing said Section line South 89°56'23" West 3.00 feet; thence North 00°52'24" East 509.83 feet; thence North 62°17'55" East 84.47 feet; thence North 49°51'37" East 61.96 feet; thence North 46°15'24" East 201.33 feet; thence North 64°28'44" East 510.91 feet; thence North 27°56'31" East 253.14 feet to the TRUE POINT OF BEGINNING; thence South 61°28'42" East 173.53 feet; thence South 61°21'17" East 82.65 feet to a point on a tangent curve concave to the Northwest having a central angle of 59°54'38", a radius of 614.67 feet, a chord that bears South 30°53'16" East 613.84 feet; thence along the arc of said curve a distance of 642.72 feet to a point of a tangent line; thence South 00°29'45" East 44.21; thence North 90°00'00" East 772.86 feet; thence South 00°00'00" East 34.84; thence North 90°00'00" East 446.81 feet; thence North 00°05'07" West 54.00 feet; thence North 44°52'35" East 28.27 feet; thence North 89°50'18" East 68.00 feet; thence South 45°11'59" East 28.27 feet; thence North 89°45'43" East 70.00 feet to a point on the East line of the Southeast Quarter of the Southwest Quarter of Said Section 1; thence along said East line North 00°09'42" West 956.98 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 1; thence along the East line of the Northeast Quarter of said Section 1 North 00°09'18" West 807.61 feet; thence departing said East line South 77°57'41" West 1011.84 feet; thence South 71°03'50" West 76.62 feet; thence South 61°02'35" West 709.45 feet; thence South 43°45'29" West 163.19 feet; thence South 35°21'49" West 90.56 feet; thence South 00°55'25" West 198.30 feet; thence South 27°56'31" West 138.47 feet to the TRUE POINT OF BEGINNING.

The above-described parcel contains 60.20 acres more or less.

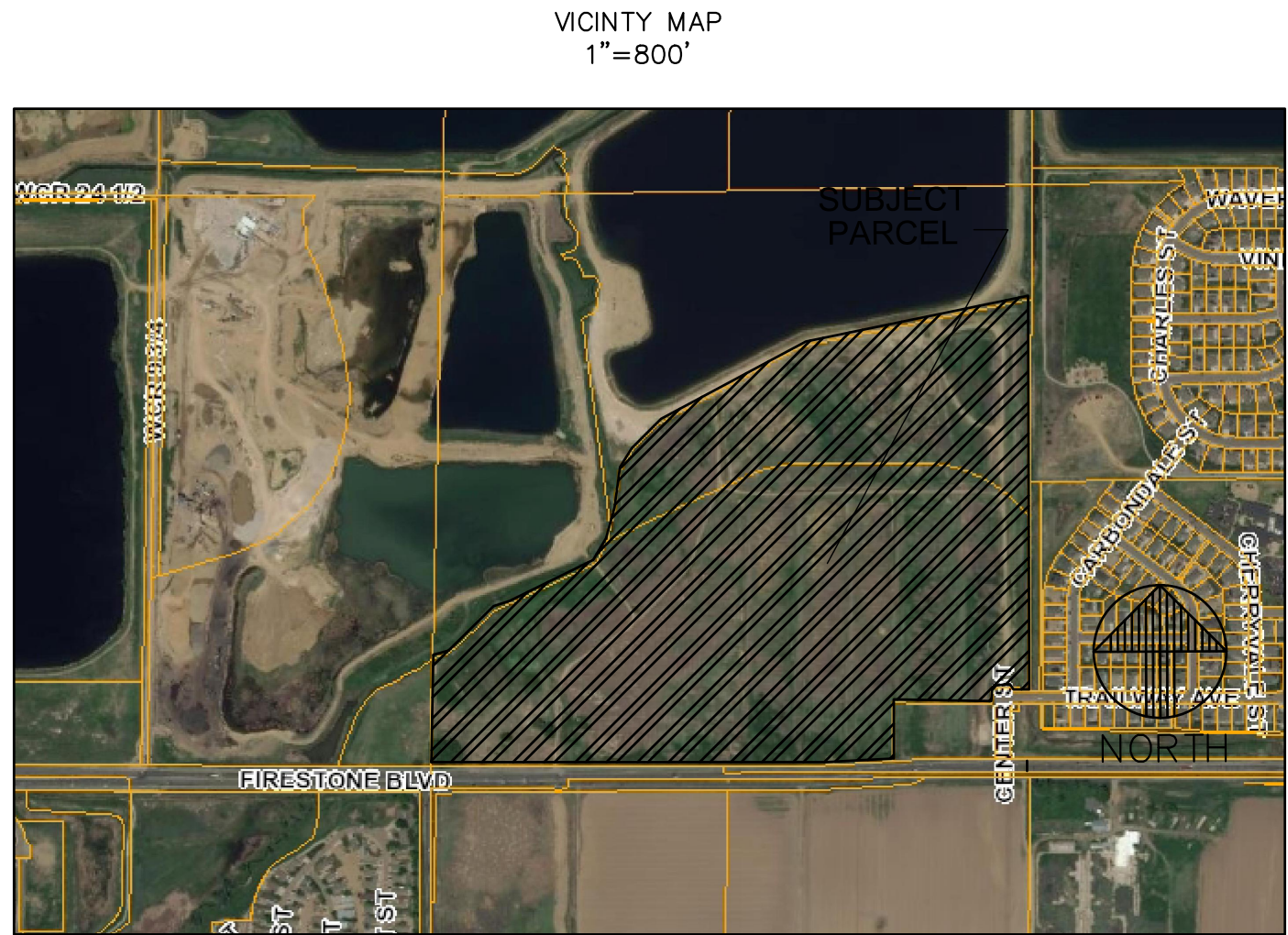
Legal Description
Commercial Tract

Being a parcel of land located in the South half of Section 1, and the Southeast Quarter of Section 2, Township 2 North, Range 68 West of the Sixth Principal Meridian, Town of Firestone, County of Weld, State of Colorado being more particularly described as follows:

Beginning at the Southwest corner of said Section 1; thence along the West Section line of said Section 1 North 00°52'24" East 60.01 feet to the TRUE POINT OF BEGINNING; thence departing said Section line South 89°56'23" West 3.00 feet; thence North 00°52'24" East 509.83 feet; thence North 62°17'55" East 84.47 feet; thence North 49°51'37" East 61.96 feet; thence North 46°15'24" East 201.33 feet; thence North 64°28'44" East 510.91 feet; thence North 27°56'31" East 114.67 feet; thence South 61°28'42" East 173.53 feet; thence South 61°21'17" East 82.65 feet to a point on a tangent curve concave to the Southwest having a central angle of 59°54'38", a radius of 614.67 feet, a chord that bears South 30°53'16" East 613.84 feet; thence along the arc of said curve a distance of 642.72 feet to a point of a tangent line; thence South 00°29'45" East 44.21; thence North 90°00'00" East 772.86 feet; thence South 00°00'00" East 299.60 feet to a point on the North Right-of-Way line of Firestone Blvd.; thence along said North Right-of-Way line South 85°57'42" West 286.37 feet to a point of a tangent curve concave to the Northwest having a central angle of 03°33'23", a radius of 1940.00 feet, a chord that bears South 87°44'23" West 120.40 feet; thence along the arc of said curve a distance of 120.42 feet to a point on a tangent line South 89°31'05" West 1709.72 feet to a point on said West line of section 1; thence South 00°52'24" West 30.01 feet to the TRUE POINT OF BEGINNING.

The above-described parcel contains 29.71 acres more or less.

Mountain Shadows ODP
Zoning: (OS) Open Space



VICINTY MAP
1"=800'

NOTES:

- Basis of Bearings:
Assumed the West Line of Lot 2, Block 8, THE SHORES FILING #1 FINAL PLAT as bearing North 00°09'42" West and with all bearings contained herein relative thereto.
- According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.
- The lineal units used in preparing this survey are U.S. survey feet.
- Recorded and apparent rights-of-way and easements are shown per the TITLE REPORT by Commonwealth Land Title Insurance Company, Report Number H0512956-820-GRC-LVV, dated September 5, 2017.

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C2	1940.00	120.42	00°33'23"	N87° 44' 23"E
C1	614.67	642.72	059°54'38"	N30° 53' 16"W

Line Table		
Line #	Length	Direction
L1	70.00	N89° 45' 43"E
L2	28.27	S45° 11' 59"E
L3	68.00	N89° 50' 18"E
L4	28.27	N44° 52' 35"E
L5	54.00	N00° 05' 07"W
L7	3.00	S89° 56' 23"W
L8	30.01	N00° 52' 24"E
L9	34.84	N00° 00' 00"E
L10	44.21	N00° 29' 45"W

Almo ODP
Zoning: (RC)
Regional Commercial

The Shores ODP
Zoning: (OS) Open Space

Medium Density
Residential
Zoning: (R-B)
± 60.20 ACRES

Regional
Commercial
Zoning: (RC)
± 29.71 ACRES

The Shores ODP
Zoning: (R-B)
Residential B

The Shores ODP
Zoning: (R-B) Residential B

500' 09' 18"E
BASIS OF BEARING



DRAWN BY:
EJS

CHECKED BY:
TTS

APPROVED BY:
EJS

REVISIONS:

PAGE(S): 1 OF 1

CLIENT: LOT HOLDING INVESTMENTS, LLC

TITLE: THE SHORES REZONING EXHIBIT

DATE: 22 DEC. 2021
SCALE: 1"=150'

JOB NO: LOTH-21-08-012



1613 Pelican Lakes Point, Suite 201
Windsor Co, 80550
www.lotholdinginvestments.com

December 10, 2021

Notice of Neighborhood Meeting*

You are invited to attend a neighborhood meeting and make comments on a presentation for a Rezoning proposal which has been filed with the Town of Firestone. This property is located at the intersection of Firestone Boulevard and Center Street.

To prevent the spread of covid-19 and allow for social distancing, the neighborhood meeting for this project will be conducted remotely via Zoom.

**The meeting will be held on:
Monday, January 3, 2022 At 5:30 PM**

For information or to register for the Zoom webinar meeting, contact Tyler Smith, Lot Holding Investments, LLC at (970) 397-4978 or tsmith@lotholding.com

***Please be advised that in addition to this neighborhood meeting which is being conducted by the developer of this specific land use proposal, the Town of Firestone will also hold at least one public hearing on this land use Proposal.**

The affected property owners list for this neighborhood meeting is derived from official records of the Assessor's Office of Weld County, Colorado. Because of the lag time between home occupancy and record keeping or because of rental situations, a few affected property owners or residents may have been missed. Please feel free to notify your neighbors of this pending meeting so all neighbors may have the opportunity to attend.

Sincerely,

LOT HOLDING INVESTMENTS, LLC

Tyler Smith
(970) 397-4978
tsmith@lotholding.com

Neighborhood Meeting Notes

Presentation of:

Water's Edge (Rezoning)

Monday, January 3rd, 2022

At 5:30 PM

Resident's Comments:

- Question/Comment:
Jaimie Addy-(Burnco)
Wanted to know what our plans were for the open spaces around the lakes on properties to the north?
- Question/Comment:
Jaimie Addy-(Burnco)
Wanted to see if Burnco could do anything to help during the mining reclamation work that could help us?

Meeting Attendees: 3 Total

Tyler Smith Lot holding Investments
John Hall Lot holding Investments
Jaimie Addy (Burnco)

Requested Meeting info but didn't show up for meeting: 2 Total

Jose Valdez
Stephanie Guzman

**TOWN OF FIRESTONE, COLORADO
PLANNING AND ZONING COMMISSION
Regular Meeting
January 6, 2022**

1. CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met on January 6, 2022, at 9900 Park Avenue, Firestone, Colorado. Chairperson Haney called the meeting to order at 6:00 p.m.

The following were present upon the call of the roll:

Chairperson:	Dennis Haney
Vice-Chairperson:	Tim Spiegelberg
Commissioners:	Jaci Daggett
	John Damsma
	Amber Harper - excused
	Casey O'Donnell - excused
	Jim Sutton

Staff:	Todd Bjerkaas – Director, Planning and Development
	Marty Ostholthoff – Planning Manager
	Keith Martin – Town Attorney
	Lisa Bartley – PC Secretary

2. PLEDGE OF ALLEGIANCE

Chairperson Haney led the pledge of allegiance.

3. APPROVAL OF AGENDA

Vice Chairperson Spiegelberg motioned and Commissioner Damsma seconded to approve the agenda. Voice vote was taken. Motion carried unanimously.

4. APPROVAL OF MINUTES

a. December 2, 2021 – Regular Meeting

Commissioner Sutton motioned and Commissioner Daggett seconded to approve the meeting minutes of the December 2, 2021 Regular Meeting. Voice vote was taken. Motion carried unanimously.

5. PUBLIC COMMENT

None

6. PUBLIC HEARING

- a. **Resolution PC-22-01** – A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING APPROVAL WITH CONDITIONS OF A SPECIAL REVIEW USE APPLICATION TO OPERATE OIL AND GAS WELLS AND PRODUCTION FACILITIES ON REAL PROPERTY LOCATED IN SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST, WITHIN THE TOWN OF FIRESTONE
- b. **Resolution PC-22-02** - – A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING APPROVAL WITH CONDITIONS OF A FINAL DEVELOPMENT PLAN APPLICATION TO OPERATE OIL AND GAS WELLS AND PRODUCTION FACILITIES ON REAL PROPERTY LOCATED IN SECTION 29M TOWNSHIP 2 NORTH, RANGE 67 WEST, WITHIN THE TOWN OF FIRESTONE

Chairperson Haney verified with the Secretary proper notice of the Public Hearing had been provided and opened the Public Hearing at 6:04 p.m.

Marty Ostholthoff, Planning Manager, provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. He also offered to answer any questions.

Dani Piernot, Shay Marshall, Julie Coleman, Justin Nelson, Occidental Petroleum Corp, 1099 18th St, Denver, CO 80202, representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Chairperson Haney opened and closed the Public Comment portion at 6:40 p.m. Those wishing to speak:
None

The Town Staff PowerPoint presentation was entered into the record along with all application materials submitted by the applicant; all materials included in the Planning Commission packets; the PowerPoint presentations given tonight; all written referral and public comments received regarding the application; the proofs of public notice of the public hearing; and the Town's subdivision and zoning ordinances and development regulations.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Haney closed the Public Hearing at 6:57 p.m.

Commissioner Damsma motioned and Vice Chairperson Spiegelberg seconded to approve **Resolution PC-22-01** – A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING APPROVAL WITH CONDITIONS OF A SPECIAL REVIEW USE APPLICATION TO OPERATE OIL AND GAS WELLS AND PRODUCTION FACILITIES ON REAL PROPERTY LOCATED IN SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST, WITHIN THE TOWN OF FIRESTONE

Voting was as follows:

Yes: Daggett, Damsma, Haney, Spiegelberg, Sutton

No: none

Absent: Harper, O'Donnell

Chairperson Haney declared the motion carried.

Vice Chairperson Spiegelberg motioned and Commissioner Daggett seconded to approve **Resolution PC-22-02** – A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING APPROVAL WITH CONDITIONS OF A FINAL DEVELOPMENT PLAN APPLICATION TO OPERATE OIL AND GAS WELLS AND PRODUCTION FACILITIES ON REAL PROPERTY LOCATED IN SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST, WITHIN THE TOWN OF FIRESTONE

Voting was as follows:

Yes: Daggett, Damsma, Haney, Spiegelberg, Sutton

No: none

Absent: Harper, O'Donnell

Chairperson Haney declared the motion carried.

- c. **Resolution PC-22-03 – A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING APPROVAL WITH CONDITIONS OF A SPECIAL REVIEW USE APPLICATION TO OPERATE OIL AND GAS WELLS AND PRODUCTION FACILITIES ON REAL PROPERTY LOCATED IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST, WITHIN THE TOWN OF FIRESTONE**
- d. **Resolution PC-22-04 – A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING APPROVAL WITH CONDITIONS OF A FINAL DEVELOPMENT PLAN APPLICATION TO OPERATE OIL AND GAS WELLS AND PRODUCTION FACILITIES ON REAL PROPERTY LOCATED IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST, WITHIN THE TOWN OF FIRESTONE**

Chairperson Haney verified with the Secretary proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:00 p.m.

Marty Osthoff, Planning Manager, provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. He also offered to answer any questions.

Shay Marshall, Julie Coleman, Justin Nelson, Dani Piernot, Occidental Petroleum Corp., 1099 18th St, Denver, CO 80202, representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Chairperson Haney opened the Public Comment portion at 7:26 p.m. Those wishing to speak:

William McGehee – 8837 Falcon St, Firestone
Mike Scott – 8865 Falcon St, Firestone
Paul Daw – 8834 Peakview St, Firestone
Mike Van Abel – 8809 Foxfire St, Firestone
Deana Swisher – 8852 Farmdale St, Firestone
Suzanne Johnson – 8946 Ferncrest St, Firestone
Bill Coffee, 8840 Farmdale St, Firestone
Cathy McCrain, 8830 Ferncrest St, Firestone
Kathleen Scott, 8865 Falcon St, Firestone
Mark Swisher, 8852 Farmdale St, Firestone
Sherry Walker, 8807 Falcon St, Firestone
Harry Riddle, 8973 Falcon St, Firestone
David Rossiter, 8963 Foxfire St, Firestone

Commissioner Damsma requested a brief break at 8:08 p.m. Chairperson Haney granted the request. The Commission reconvened at 8:15 p.m.

A motion was made by Vice Chairperson Spiegelberg and seconded by Commissioner Daggett to suspend the 2-hour meeting time limit in order to finish the meeting. Voice vote was taken and passed unanimously.

Chairperson Haney closed the Public Comment portion at 8:32 p.m.

The Town Staff PowerPoint presentation was entered into the record along with all application materials submitted by the applicant; all materials included in the Planning Commission packets; the PowerPoint presentations given tonight; all written referral and public comments received regarding the application; the proofs of public notice of the public hearing; and the Town's subdivision and zoning ordinances and development regulations.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Haney closed the Public Hearing at 8:53 p.m.

Vice Chairperson Spiegelberg motioned and Commissioner Sutton seconded to approve **Resolution PC-22-03** – **A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING APPROVAL WITH CONDITIONS OF A SPECIAL REVIEW USE APPLICATION TO OPERATE OIL AND GAS WELLS AND PRODUCTION FACILITIES ON REAL PROPERTY LOCATED IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST, WITHIN THE TOWN OF FIRESTONE**

Voting was as follows:

Yes: Spiegelberg

No: Daggett, Damsma, Haney, Sutton

Absent: Harper, O'Donnell

Chairperson Haney declared the motion failed

Commissioner Sutton motioned and Commissioner Damsma seconded to recommend denial of **Resolution PC-22-03** – **A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING APPROVAL WITH CONDITIONS OF A SPECIAL REVIEW USE APPLICATION TO OPERATE OIL AND GAS WELLS AND PRODUCTION FACILITIES ON REAL PROPERTY LOCATED IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST, WITHIN THE TOWN OF FIRESTONE** on the basis that the Application failed to meet certain approval criteria set forth in Step 9, Section 16.7.11.C of the Code (specifically, 16.7.11.C.2.(a); (b); and (d), respectively).

Voting was as follows:

Yes: Daggett, Damsma, Haney, Spiegelberg, Sutton

No: None

Absent: Harper, O'Donnell

Chairperson Haney declared the motion carried

Commissioner Damsma motioned and Commissioner Sutton seconded to recommend denial of **Resolution PC-22-04** – **A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING APPROVAL WITH CONDITIONS OF A FINAL DEVELOPMENT PLAN APPLICATION TO OPERATE OIL AND GAS WELLS AND PRODUCTION FACILITIES ON REAL PROPERTY LOCATED IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST, WITHIN THE TOWN OF FIRESTONE** on the basis that the Application failed to meet certain approval criteria set forth in Step 9, Section 16.7.10.C of the Code (specifically, 16.7.10.C.2.(a); (b); (e); and (f), respectively).

Voting was as follows:

Yes: Daggett, Damsma, Haney, Spiegelberg, Sutton

No: none

Absent: Harper, O'Donnell

Chairperson Haney declared the motion to recommend denial carried.

7.STAFF REPORTS

Todd Bjerkaas

- BOT Work Session January 19, 2022 7:00 p.m. Historic Firestone

8.COMMISSIONER COMMENTS

None

9.ADJOURNMENT

A motion was made and seconded to adjourn. Voice vote was taken. Chairperson Haney adjourned the meeting at 9:20 p.m.

Introduced and Approved this _____ day of _____, 2022.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Lisa Bartley, Secretary

**TOWN OF FIRESTONE, COLORADO
PLANNING AND ZONING COMMISSION
Regular Meeting
February 17, 2022**

1. CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met on February 17, 2022, at 9900 Park Avenue, Firestone, Colorado. Chairperson Haney called the meeting to order at 6:01 p.m.

The following were present upon the call of the roll:

Chairperson:	Dennis Haney
Vice-Chairperson:	Tim Spiegelberg
Commissioners:	Jaci Daggett
	John Damsma
	Amber Harper
	Casey O'Donnell - excused
	Jim Sutton - excused

Staff:	Todd Bjerkaas – Director, Planning and Development
	Marty Ostholthoff – Planning Manager
	Lisa Bartley – PC Secretary

2. PLEDGE OF ALLEGIANCE

Chairperson Haney led the pledge of allegiance.

3. APPROVAL OF AGENDA

Commissioner Damsma motioned and Commissioner Harper seconded to approve the agenda. Voice vote was taken. Motion carried unanimously.

4. APPROVAL OF MINUTES

a. January 6, 2022 – Regular Meeting

Chairperson Haney motioned and Commissioner Damsma seconded to “table” the approval of the meeting minutes of the January 6, 2022 Regular Meeting and move the approval to the March 3, 2022 Regular Meeting. Voice vote was taken. Motion carried unanimously.

5. ELECTION OF OFFICERS

Commissioner Daggett motioned and Vice Chairperson Spiegelberg seconded to elect Commissioner Haney to the position of Chairperson of the Planning and Zoning Commission.

Voting was as follows:

Yes: Daggett, Damsma, Haney, Harper, Spiegelberg

No: None

Absent: O'Donnell, Sutton

Chairperson Haney declared the motion carried.

Chairperson Haney motioned and Commissioner Damsma seconded to elect Commissioner Spiegelberg to the position of Vice-Chairperson of the Planning and Zoning Commission.

Voting was as follows:

Yes: Daggett, Damsma, Haney, Harper, Spiegelberg

No: None

Absent: O'Donnell, Sutton

Chairperson Haney declared the motion carried.

6.PUBLIC COMMENT

None

7.PUBLIC HEARING

a. Resolution PC-22-05 – A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY SUBDIVISION PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE BAREFOOT LAKES SUBDIVISION

Chairperson Haney verified with the Secretary proper notice of the Public Hearing had been provided and opened the Public Hearing at 6:19 p.m.

Marty Ostholthoff, Planning Manager, provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. He also offered to answer any questions.

Jake Sippy, Design Workshop, 1390 Lawrence St, Denver, CO 80204 and Chris Bremner, Brookfield, 6465 S. Greenwood Plaza Blvd, Greenwood Village, CO representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Chairperson Haney opened and closed the Public Comment portion at 6:34 p.m. Those wishing to speak:
None

The Town Staff PowerPoint presentation was entered into the record along with all application materials submitted by the applicant; all materials included in the Planning Commission packets; the PowerPoint presentations given tonight; all written referral and public comments received regarding the application; the proofs of public notice of the public hearing; and the Town's subdivision and zoning ordinances and development regulations.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Haney closed the Public Hearing at 6:59 p.m.

Vice Chairperson Spiegelberg motioned and Commissioner Daggett seconded to approve **Resolution PC-22-05 – A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY SUBDIVISION PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE BAREFOOT LAKES SUBDIVISION**

Voting was as follows:

Yes: Daggett, Damsma, Haney, Harper, Spiegelberg

No: None

Absent O'Donnell, Sutton

Chairperson Haney declared the motion carried.

8. STAFF REPORTS

Todd Bjerkaas

- Historic Firestone Neighborhood Project update.

9. COMMISSIONER COMMENTS

Vice Chairperson Spiegelberg will not be available for meetings during the month of March. Commissioner Damsma would like to work with staff to better define the hearing process.

10. ADJOURNMENT

A motion was made and seconded to adjourn. Voice vote was taken. Chairperson Haney adjourned the meeting at 7:18 p.m.

Introduced and Approved this ____ day of _____, 2022.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Lisa Bartley, Secretary