



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

August 3, 2023

6:00 PM

9900 Park Avenue
Firestone, CO 80504

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. April 6, 2023, Planning and Zoning Commission Meeting Minutes
5. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
 - a. **PUBLIC HEARING: Resolution PC-23-06:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM PUD RESIDENTIAL C (PUD R-C) AND PUD NEIGHBORHOOD CENTER (PUD NC) TO THE RESIDENTIAL C (R-C) ZONE DISTRICT
7. **Staff Reports**
 - a. Questions on Inspection Process
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#: 4.a

Approval of Minutes

Meeting Date: August 3, 2023

Initiated By:

Dept: Planning & Development

AGENDA TITLE

April 6, 2023, Planning and Zoning Commission Meeting Minutes

RECOMMENDATION

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

ATTACHMENTS

1. April 6, 2023 PC Minutes

TOWN OF FIRESTONE, COLORADO
Planning & Zoning Commission
MINUTES
April 6, 2023

1. Call to Order & Roll Call

The Planning and Zoning Commission of the Town of Firestone met on April 6, 2023, at 9900 Park Avenue, Firestone, Colorado. Chairperson Sutton called the meeting to order at 6:00 PM.

The following were present upon the call of the roll:

Chairperson: James Sutton
Vice-Chairperson: Tim Spiegelberg- **EXCUSED**
Commissioners: Jaci Daggett
John Damsma
Amber Harper
Dennis Haney
Patrick Hanafin

Staff: Marty Ostholtzoff – Planning Manager
Miriam Luna Gonzalez- Deputy Town Clerk

2. Pledge of Allegiance

Chairperson Sutton led the pledge of allegiance.

3. Approval of Agenda

Motion by Commissioner Haney, **second** by Commissioner Harper, to Approve the Agenda, All in Favor, **Motion carried.**

4. Approval of Minutes

Motion by Commissioner Daggett, **second** by Commissioner Harper, to Approve the Minutes, All in Favor, **Motion carried.**

a. March 16, 2023 Planning and Zoning Commission Meeting Minutes

5. Public Comment * (maximum time permitted for all Public Comment is 30 minutes)

There was no one present that wished to give public comment.

6. Public Hearings

a. **PUBLIC HEARING: Resolution PC-23-05:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM PUD RESIDENTIAL B (PUD R-B) AND PUD REGIONAL COMMERCIAL (PUD RC) TO RESIDENTIAL C (R-C) AND NEIGHBORHOOD CENTER (NC) ZONE DISTRICTS

Chairperson Sutton verified with the Secretary that proper notice of the Public Hearing had been provided. Chairperson Sutton opened the Public Hearing at 6:04 PM for Resolution PC-23-05.

The Commissioners had no disclosures.

Marty Ostholtzoff, Planning Manager, provided a general overview of the proposed resolution. He also offered to answer any questions.

David Brehm, the applicant with Plan West, gave a presentation.

Commissioners' questions regarding the proposed application request were answered.

Motion by Commissioner Sutton, **second** by Commissioner Harper, to Approve **PUBLIC HEARING: Resolution PC-23-05: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM PUD RESIDENTIAL B (PUD R-B) AND PUD REGIONAL COMMERCIAL (PUD RC) TO RESIDENTIAL C (R-C) AND NEIGHBORHOOD CENTER (NC) ZONE DISTRICTS**

Roll Call Vote:

Yes: Commissioner Haney, Commissioner Daggett, Commissioner Damsma, Commissioner Harper, Chairperson Sutton, Commissioner Hanafin

No: None

Abstain: None

Motion carried.

7. Staff Reports

Marty Ostholtzoff, Planning Manager, informed commissioners about a joint study session on April 20th, 2023.

8. Commissioner Comments

There were no commissioner comments.

9. Adjournment

Motion by Commissioner Damsma, **second** by Commissioner Harper, to Adjourn, All in Favor, **Motion carried.**

Introduced and Approved on the 3rd of August, 2023.

TOWN OF FIRESTONE, COLORADO

ATTEST

James Sutton, Chair

Miriam Luna Gonzalez, Secretary

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.a

Public Hearings

Meeting Date: August 3, 2023

Initiated By: Matt Thompson

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution PC-23-06: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM PUD RESIDENTIAL C (PUD R-C) AND PUD NEIGHBORHOOD CENTER (PUD NC) TO THE RESIDENTIAL C (R-C) ZONE DISTRICT

RECOMMENDATION

Town staff recommends the Planning and Zoning approve draft Resolution PC-23-06, a resolution recommending approval of the Lot 1 Booth Farms Rezoning application to the Board of Trustees with the following conditions:

1. Technical corrections to the Lot 1 Booth Farms rezoning map shall be made to the Town's satisfaction.

SUMMARY

The applicant is proposing that the Lot 1 Booth Farms property be rezoned from PUD R-C Residential C and PUD NC Neighborhood Center to R-C Residential C (High-Density Residential) at the northeast corner of Colorado Boulevard and Booth Drive.

HISTORY AND PREVIOUS BOARD ACTION

The subject property was annexed and zoned by the Town in 1998 as part of The Shores Annexation. The property is now known as Lot 1 Booth Farms with a subdivision plat approved in 2000. The current PUD zoning on the property was last amended in 2020.

ATTACHMENTS

1. Staff Report
2. Resolution PC-23-06
3. Lot 1 Booth Farms Zoning Map
4. Neighborhood Meeting Summary



Staff Report

Lot 1 Booth Farms

Rezoning

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

August 3, 2023

GENERAL INFORMATION

Purpose: This staff report is for Lot 1 Booth Farms rezoning, proposing Residential C (R-C) for the site.

Applicant: Dominion
10040 Wadsworth Blvd.
Westminster, CO 80021

Location: Lot 1 Booth Farms is located on the northeast corner of Colorado Blvd. and Booth Drive as outlined in red on the following map.



Existing Conditions:

Existing Zoning: The majority of the site is PUD R-C Residential C (High-Density Residential) 17.89 acres and the southwest corner of the property is PUD NC Neighborhood Center (commercial) 1.67 acres

Existing Use: Vacant land

Current Zoning:



 R-C Residential C  NC Neighborhood Center

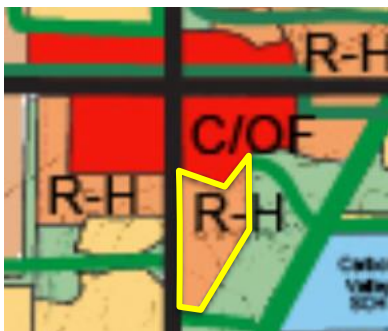
Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	NC Neighborhood Center	Commercial
SOUTH	Residential B (R-B)	Vacant land
EAST	Residential B (R-B)	Vacant land, oil and gas sites
WEST	Residential B (R-B)	Colorado Blvd. and Booth Farms residential subdivision

Lot 1 Booth Farms Rezoning - Plan Analysis

The site is currently zoned for PUD R-C Residential C (17.89 acres) and PUD NC Neighborhood Center (1.67 acres). The applicant proposes to rezone the 19.56 acres to R-C Residential C (High-Density Residential).

The proposed rezoning to R-C Residential C is consistent with the 2013 Firestone Master Plan where the future land uses on the property are shown as R-H (Residential High) and shown below on the 2013 Master Plan map.



Residential High uses identified in the Firestone Master Plan are more based on housing types rather than density. As per the Firestone Master Plan, Residential

High should contain housing types such as townhomes, condominiums, and apartments. The proposed R-C zoning allows for these housing types.

APPROVAL CRITERIA AND STAFF ANALYSIS

Rezoning Approval Criteria and Staff Analysis:

The Rezoning application for Lot 1 Booth Farms Rezoning was reviewed for compliance with the Approval Criteria from Section 16.7.4.E of the FDC. Staff makes the following findings:

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

Staff: *The proposed R-C zoning promotes the health, safety, and welfare of the inhabitants of the Town and the purposes of the FDC by providing multiple housing types, parks, open space.*

- 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 R-C zoning is generally consistent with the Town's Master Plan by proposing the housing types outlined in the residential high land use designation as shown on the Master Plan Map.*

- C. Adequate facilities and services (including street 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 will be provided to serve the subject property and maintain adequate levels of service to existing development. In addition, further development review procedures and development standards identified in the Firestone Development Code (FDC) will need to be complied with assuring that the future development of the property will maintain current levels of service to existing developments.*

- 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 proposed R-C is not likely to result in significant adverse impacts on the natural environment.*

- 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 to R-C is not likely to result in significant adverse impacts on the properties in the vicinity of this property. In addition, further development review procedures and development*

standards identified in the Firestone Development Code (FDC) will need to be complied with assuring that the future development of the property is compatible with adjacent 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 proposed residential uses permitted through the rezoning will be compatible in scale with existing and future land uses identified on adjacent properties in the area. In addition, further development review procedures and development standards identified in the Firestone Development Code (FDC) will need to be complied with assuring that the future development of the property is compatible with adjacent properties.*

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

Staff: *The proposed R-C is generally consistent with the Town's economic development goals and objectives in bringing positive growth via residential development that is adjacent to existing commercial properties to the north.*

NEIGHBORHOOD MEETING

As required by the Firestone Development Code, a Neighborhood Meeting was held on June 26, 2023, at the Carbon Valley Regional Library. The required notice and summary for the Neighborhood Meeting were provided.

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call: July 19, 2023
Property Posted: July 19, 2023
Letters to Adjacent Property Owners: July 18, 2023

RECOMMENDATIONS

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-06, a resolution recommending approval of the Lot 1 Booth Farms Rezoning application to the Board of Trustees with the following conditions:

- a. Technical corrections to the Lot 1 Booth Farms rezoning map shall be made to the Town's satisfaction.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-23-06

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM PUD RESIDENTIAL C (PUD R-C) AND PUD NEIGHBORHOOD CENTER (PUD NC) TO THE RESIDENTIAL C (R-C) ZONE DISTRICT

WHEREAS, Dominium (the “Applicant”), on behalf of Colorado Structures, LLC (the “Property Owner”) as owner of certain real property located within the Town of Firestone, Colorado (the “Property”), has submitted a proposed rezoning for the Property (the “Application”); and

WHEREAS, the Property is located in the PUD Residential C (PUD R-C) and PUD Neighborhood Commercial (PUD NC) zone districts; and

WHEREAS, Applicant has applied for the rezoning of the Property from PUD Residential C (PUD R-C) and PUD Neighborhood Commercial (PUD NC) to Residential C (R-C) zone district; and

WHEREAS, the Firestone Planning and Zoning Commission, at its meeting on August 3, 2023, 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 regarding 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 the Board of Trustees approve the Application for the rezoning of the Property from PUD Residential C (PUD R-C) and PUD Neighborhood Commercial (PUD NC) to Residential C (R-C) zone districts as shown on **Exhibit A**, attached hereto and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

1. Technical corrections to the Booth Farms Lot 1 Zoning Map shall be made to the Town’s satisfaction.

PASSED AND ADOPTED this ____ day of _____, 20____.

Chairperson

ATTEST:

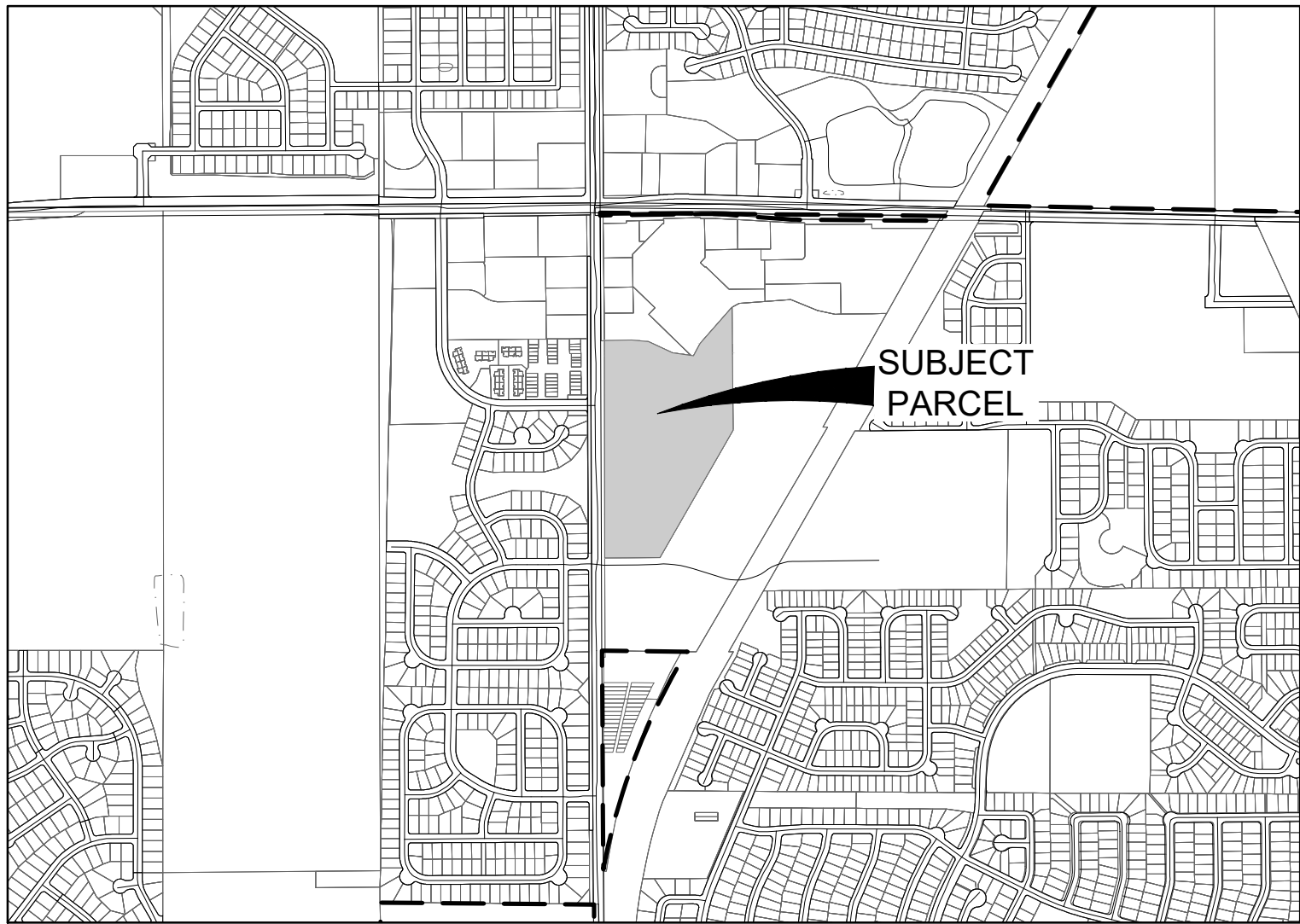
Miriam Gonzalez, Secretary

EXHIBIT A
Booth Farms Lot 1 Zoning Map

LOT 1, BOOTH FARMS MINOR SUBDIVISION ZONING MAP

SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

19.56 ACRES
RZ-XX-XX



VICINITY MAP
SCALE: 1"=1000'

PROPERTY LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, ALSO BEING LOT 1, BOOTH FARM MINOR SUBDIVISION, ACCORDING TO THE PLAT RECORDED APRIL 19, 2001, AT RECEPTION NO. 2842090, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CALCULATED AT THE NORTHWEST CORNER AND AT THE WEST QUARTER CORNER OF SAID SECTION 7 BY ACCESSORY TIES PER RECORDED MONUMENT RECORDS. SAID WEST LINE BEARS SOUTH 00°15'46" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7 SOUTH 00°15'46" EAST 825.30 FEET;

THENCE DEPARTING SAID WEST LINE NORTH 89°44'14" EAST 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BOOTH FARM MINOR SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF HIGH PLAINS MARKETPLACE SUBDIVISION, RECORDED NOVEMBER 03, 2003, AT RECEPTION NO. 3122964, WELD COUNTY, STATE OF COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 OF BOOTH FARM MINOR SUBDIVISION AND ALONG THE SOUTHERLY LINE OF SAID HIGH PLAINS MARKETPLACE SUBDIVISION THE FOLLOWING SIX (6) COURSES:

1. NORTH 88°46'43" EAST 164.96 FEET;
2. SOUTH 84°00'41" EAST 103.05 FEET;
3. SOUTH 64°17'53" EAST 161.84 FEET;
4. SOUTH 81°39'46" EAST 130.14 FEET;
5. NORTH 28°27'30" EAST 84.15 FEET;
6. NORTH 41°44'43" EAST 292.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE DEPARTING SAID SOUTHERLY LINE OF HIGH PLAINS MARKETPLACE SUBDIVISION AND ALONG THE EASTERLY LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°40'14" EAST 731.36 FEET;
2. SOUTH 29°40'05" WEST 898.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 SOUTH 89°44'45" WEST 334.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO BOULEVARD AS SHOWN ON SAID BOOTH FARM MINOR SUBDIVISION NORTH 00°15'46" WEST 1317.33 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 852,349 SQUARE FEET, OR 19.56 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - RESIDENTIAL C (R-C)

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, ALSO BEING LOT 1, BOOTH FARM MINOR SUBDIVISION, ACCORDING TO THE PLAT RECORDED APRIL 19, 2001, AT RECEPTION NO. 2842090, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CALCULATED AT THE NORTHWEST CORNER AND AT THE WEST QUARTER CORNER OF SAID SECTION 7 BY ACCESSORY TIES PER RECORDED MONUMENT RECORDS. SAID WEST LINE BEARS SOUTH 00°15'46" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7 SOUTH 00°15'46" EAST 825.30 FEET;

THENCE DEPARTING SAID WEST LINE NORTH 89°44'14" EAST 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BOOTH FARM MINOR SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF HIGH PLAINS MARKETPLACE SUBDIVISION, RECORDED NOVEMBER 03, 2003, AT RECEPTION NO. 3122964, WELD COUNTY, STATE OF COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 OF BOOTH FARM MINOR SUBDIVISION AND ALONG THE SOUTHERLY LINE OF SAID HIGH PLAINS MARKETPLACE SUBDIVISION THE FOLLOWING SIX (6) COURSES:

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THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO BOULEVARD AS SHOWN ON SAID BOOTH FARM MINOR SUBDIVISION NORTH 00°15'46" WEST 1317.33 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 852,349 SQUARE FEET, OR 19.56 ACRES, MORE OR LESS.

SURVEY CERTIFICATION

I, VLADISLAV SKREJEV, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE LEGAL DESCRIPTIONS.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2023.



VLADISLAV SKREJEV, PLS
COLORADO REG. NO. 38705
FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: 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 THE CERTIFICATE SHOWN HEREON.

PLANNING & ZONING COMMISSION CERTIFICATE

THE ZONING MAP REVIEWED BY THE TOWN OF FIRESTONE PLANNING & ZONING COMMISSION ON THE _____ DAY OF _____, 2023.

CHAIRPERSON _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THE ZONING MAP TO BE KNOWN AS FIRESTONE – DOMINIUM ZONING MAP, IS APPROVED AND ACCEPTED

BY ORDINANCE _____,

PASSED AND ADOPTED BY THE BOARD OF TRUSTEES OF TEH TOWN OF FIRESTONE, COLORADO, HELD ON THE

_____ DAY OF _____, 2023.

MAYOR _____

ATTEST: _____
TOWN CLERK



REVISIONS	
03/30/2023	

SHEET
1
OF 2
FILE NO 22006029 ZONING
DATE 03/30/2023
DRAWN BY DR/TWK
CHECK BY VS
JOB NO. 22006029

SUMMARY OF NEIGHBORHOOD MEETING

APPLICANT INFORMATION

Project Name: Booth Farms Development
Project Location: NEC of Colorado Boulevard & Booth Drive
Meeting Date: June 26th, 2023
Time: 5:00pm to 7:00pm
Event: Neighborhood Meeting
Developer: Dominium

LIST OF ATTENDEES

Name	Phone	Email
Timothy Cravel	303-472-9854	tchave99@gmail.com
Curt & Jennifer Ranweiler	303-641-8296	curt_jen2001@yahoo.com
Ray Williams	303-332-1500	sendmailtoray@yahoo.com
Max Daffron	714-206-6974	mxdaffron@yahoo.com

SUMMARY

Dominium held a neighborhood meeting regarding the rezoning of 19.56 acres on the NEC of Colorado Boulevard and Booth Drive on June 26th, 2023. The meeting took place at the High Plains Library District – Carbon Valley Regional Library in Firestone, Colorado. Dominium provided information about the proposed development and gathered feedback and potential concerns from attendees.

COMMENTS, CONCERNS, AND QUESTIONS OF ATTENDEES

- Consider moving the secondary access point on Booth Drive to a different location
 - Middle school students crossing that proposed access on their way home from school each day
- Potential increase in traffic on Colorado Boulevard
- Will Colorado Boulevard be widened as a part of this development?
- Potential increase in vehicle traffic that utilizes Cimmaron St, Coal Mine St, and Booth Dr to avoid traffic congestion on Colorado Boulevard
- Potential increase in crime
- Would the developer consider contributing the construction of the planned Town/Community Park?
- The King Soopers directly North of the site is already operating at full capacity

**AGENDA INFORMATION
MEMORANDUM**

**TOWN OF FIRESTONE
PLANNING AND ZONING COMMISSION**



AIM#: 7.a

Staff Reports

Meeting Date: August 3, 2023

Initiated By:

Dept: Planning & Development

AGENDA TITLE

Questions on Inspection Process

RECOMMENDATION

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

ATTACHMENTS

None