This meeting will be held in the Town Hall Board Room, 703 WCR 37 and via Zoom. Residents are welcome to join us in the Board Room to view or participate in the meeting, during Public Comment or Public Hearings. Public access to this meeting can be found on the website no later than 24 hours prior to the meeting.

Minutes

CALL TO ORDER

Mayor Mahoney called the meeting to order at 6:31 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Mayor Mahoney
         Mayor Pro Tem Jeffery
         Trustee White
         Trustee Coen
         Trustee Wescott
         Trustee Bristow
         Trustee Tapey

APPROVAL OF AGENDA

Motion made by Trustee White seconded by Trustee Wescott to approve the agenda. Motion carried 7-0.

PUBLIC COMMENT

None

CONSENT AGENDA

Any item listed on the Consent Agenda can be removed upon request from any member of the Town Board. For the benefit of our audience, the mayor will read the items remaining on the Consent Agenda prior to the Board's vote.

a. Payment Approval Report ($400,895.30)
b. January 17, 2023 Minutes

Please understand that Board of Trustees members use electronic devices of various kinds to access the materials relevant to the matters before us. Be assured, however, that, by mutual agreement and common practice of this Board of Trustees, these devices are not being used for texting, emailing, or other communications during public meetings.
Motion made by Mayor Pro Tem Jeffery seconded by Trustee White to approve the consent agenda. Motion carried 7-0.

ACTION ITEMS

a. Public Hearing for Ordinance 2023-680 Rezoning Certain Property Located at the Northeast Corner of Bonanza Boulevard and East 168th Avenue From Planned Unit Development to Commercial District Under the Lochbuie Land Use Regulations and Amending the Official Zoning District Map for the Town of Lochbuie, Colorado

Mayor Mahoney opened the Public Hearing at 6:34 PM.

Christopher Kennedy, Community Development Director, stated that this public hearing is in regards to a request to rezone a portion of the Highplains subdivision. The rezone would change the current zoning, PUD, which dates back to 1999, to the Commercial Zoning District under the current Land Development Code. QuikTrip has purchased the property and is proposing construction of a new convenience store. Other retail outlets would be brought in in the future. PUD Zoning already allows for this use, but the requirements, such as fees, are outdated and conflict with the Town’s current code. He provided an overview of the process QuikTrip would go through for approvals before they could begin construction.

Sonya Thornton, Community Development Technician, provided a map view of the 22.26 acre property. She explained that PUD Zoning can be problematic due to fees and standards that are outdated. The rezone meets all the required criteria and has been reviewed by staff.

Mike Talcott, Real Estate Project Manager for QuikTrip, stated they have been meeting with town planning staff for three years about road, signal, and traffic plans, and they are on board to complete the rezoning. QuikTrip is family owned, and they have over 900 stores.

The resident from 207 Willow Drive stated that this development is on the south side of his property. He inquired what the plans were for noise barriers, where the water and sewer lines for QuikTrip would be coming from, and if this would be a commercial fueling station.

Mike Talcott shared that no commercial diesel trucks are allowed at this location. For noise and light barriers, they will have barrier walls and landscaping to buffer. The preliminary site plans show utilities running under the main roads.

Larry Strock, 840 Lonewolf Circle, stated that right now, this commercial rezone will only favor QuikTrip, as other retail locations will not come in for several years, most likely. He urged the trustees to think about additional traffic and parking impacts, land and air quality impacts, and if they want to build commercial properties close to homes and schools. The existing PUD zoning already allows this use, so there is no change in what can be built in this location. Are commercial and retail development the same as community development and balance? The Town will be creating a new comprehensive plan, so it is premature to say that this rezone is in line with the comprehensive plan, since that will be changing. The comprehensive plan and the land development codes should be updated before any rezoning occurs.

Rachel Bauer, 215 Willow Drive, shared her concern with how far QuikTrip would be from her egress. She inquired if there would be a street or a sidewalk between the new development and her home.

Mardi Early, 602 Willow Drive, inquired about the removal of the prairie dogs. Lots of kids walk down Bonanza Blvd and Willow Drive, since it is right by the school. Where will the entrances and exits be, are they on Bonanza Blvd? Will the big sign on the property be removed?

Mike Talcott stated that QuikTrip will follow the Town’s sign code when they begin to develop the property.

Christopher Kennedy stated that many of these issues will be addressed in the preliminary plat and the site plan process. The only item under consideration right now is the rezone. Commercial use in this fashion is already allowed on this property, the Town is just trying to bring the area under current standards, which are more stringent.

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Maureen Juran, Town Attorney, shared that in 2020 the Board of Trustees adopted a new set of development standards specific to fueling stations which address concerns like setbacks, light, and noise. This rezone will mean those standards will kick in. Without the rezone those standards cannot be enforced.

Trustee Coen stated that if the board approves this, there will be other approval steps that will be public, and there will be further opportunities to come back and have more of your questions answered.

Motion made by Trustee White seconded by Mayor Pro Tem Jeffery to approve Ordinance 2023-680 Rezoning Certain Property Located at the Northeast Corner of Bonanza Boulevard and East 168th Avenue From Planned Unit Development to Commercial District Under the Lochbuie Land Use Regulations and Amending the Official Zoning District Map for the Town of Lochbuie, Colorado. Motion carried 7-0.

Mayor Mahoney closed the Public Hearing at 7:06 PM.

MAYOR AND TRUSTEE COMMENTS

Trustee Wescott thanked the residents who came to the meeting to ask questions and share their thoughts, as their comments are taken seriously. She thanked Christopher Kennedy and Sonya Thornton for the hard work in putting the presentation together.

Mayor Pro Tem Jeffery encouraged residents to reach out to any of the trustees with their concerns if they are unable to attend a meeting. Trustees are here to support the residents, and were voted in to do so.

Mayor Mahoney thanked all the residents for coming in and speaking.

EXECUTIVE SESSION:

a. Executive session pursuant to CRS 24-6-402(4)(e) to instruct negotiators on possible IGA with Hudson Library Board for temporary library.

Mayor Pro Tem Jeffery recused herself from participating in the executive session, as she is a member of the Hudson Library Board. She let it be known that she has also recused herself from any discussions of negotiations on this matter at the Hudson Library Board meetings, as well.

Motion made by Trustee White seconded by Trustee Wescott to enter into executive session pursuant to CRS 24-6-402(4)(e) to instruct negotiators on possible IGA with Hudson Library Board for temporary library. Motion carried 6-0.

Mayor Mahoney called a recess at 7:09 PM.

Mayor Mahoney called the executive session to order at 7:16 PM.

Mayor Mahoney adjourned the executive session at 8:01 PM.

ADJOURN

Motion made by Trustee Wescott seconded by Trustee Coen to adjourn the meeting. Motion carried unanimously.

Mayor Mahoney adjourned the meeting at 8:01 PM.
The Board may convene a lawfully called executive session at any time during a regular or special meeting of the Board.

Heather Meierkort
Town Clerk

Michael Mahoney
Mayor

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