

**TOWN OF BENNETT, COLORADO
PLANNING & ZONING COMMISSION
Regular Meeting
July 19, 2021**

1. CALL TO ORDER

The Planning & Zoning Commission of the Town of Bennett met in regular session on Monday, July 19, 2021, via hybrid meeting. Chair Wayne Clark called the meeting to order at 6:00 p.m. The following persons were present upon the call of the roll:

Chair: Wayne Clark

Commissioners: Rachel Connor
Grider Lee
Martin Metsker
Scott Smith - *excused*

Staff Present: Sara Aragon, *Community Development Manager*
Dan Giroux, *Town Engineer*
Gabrielle Renner, *Town Traffic Engineer*
Christina Hart, *Town Clerk*

Public Present: Ed Voltolina, Nancy Barden, Shahram Lame, Larry Traylor

1. APPROVAL OF AGENDA

COMMISSIONER LEE MOVED, COMMISSIONER METSKER SECONDED to approve the agenda as presented. Voting was as follows:

YES: Lee, Metsker, Connor, Clark
NO: None
EXCUSED: Smith

Chairman Clark declared the motion carried by unanimous vote.

2. APPROVAL OF CONSENT AGENDA

COMMISSIONER METSKER MOVED, COMMISSIONER CONNOR SECONDED to approve the agenda as presented. Voting was as follows:

YES: Lee, Metsker, Connor, Clark
NO: None
EXCUSED: Smith

Chairman Clark declared the motion carried by unanimous vote.

Action: Approval of June 28, 2021 regular meeting minutes

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

There were no public comments on items not on the agenda presented.

4. REGULAR BUSINESS

A. Public Hearing(s)

Case No. 21.18 - Browning Minor Subdivision, Amendment No. 1

Resolution No. 2021-09 - A Resolution Recommending Approval of a Final Plat for the Browning Minor Subdivision, Amendment No. 1

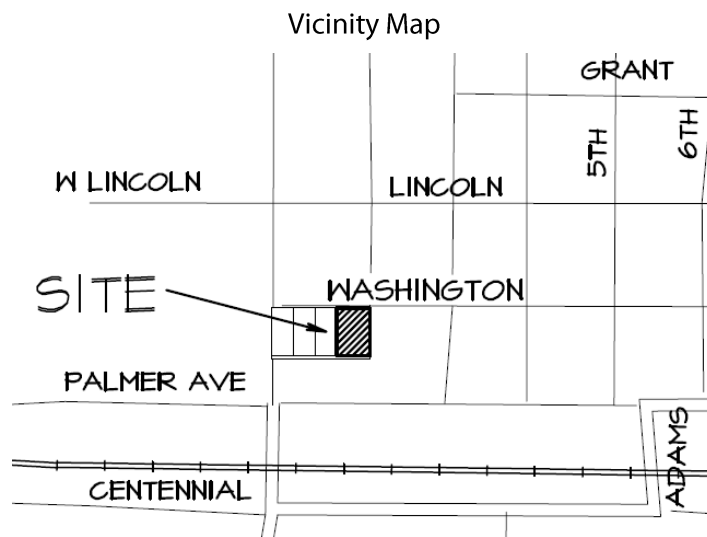
Chair Wayne Clark opened the public hearing on Case No. 21.18 at 6:08 p.m., a public hearing on the approval of a Resolution recommending approval of a Final Plat for the Browning Minor Subdivision, Amendment No. 1, Case No. 21.18.

Town Clerk, Christina Hart, stated for the record the Notice of Public Hearing was posted in accordance with State Statute and published in the Eastern Colorado News, July 2, 2021 as Legal Number 2495.

There were no disclosures from the Planning & Zoning Commission.

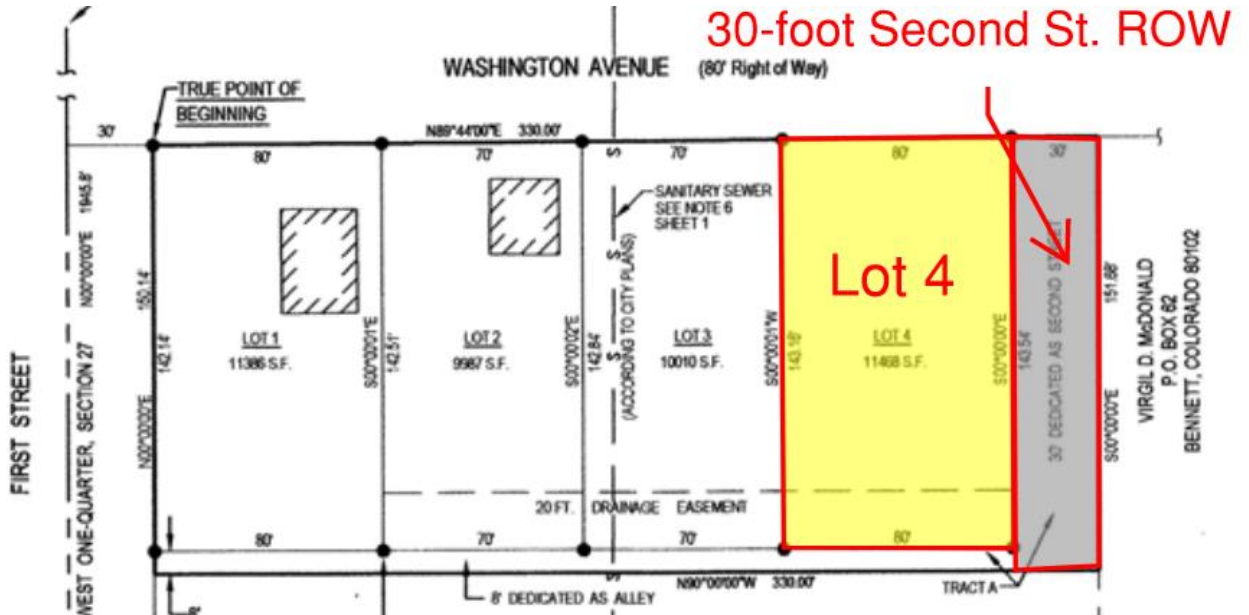
Sara Aragon, Community Development Manager, reported to the Commission, Case No. 21.18 is a proposed amendment of the Browning Minor Subdivision Final Plat that would subdivide Lot 4 of the subdivision into two lots. Lot 4 is currently 11,469 square feet. The amended plat would divide Lot 4, vacate 30 feet of Town street right-of-way (ROW) and create two new lots of 7,779 square feet each.

The property is located at the southwest corner of 2nd Street and Washington Avenue. See the vicinity map below. As discussed later, 2nd Street has never been improved as a public street south of Washington Avenue. (Note different mapping sources, including Adams County GIS, Google Maps, etc. abbreviate Bennett's north-south streets, e.g. 2nd or 3rd Street. Others, including recorded plats, use Second and Third.)

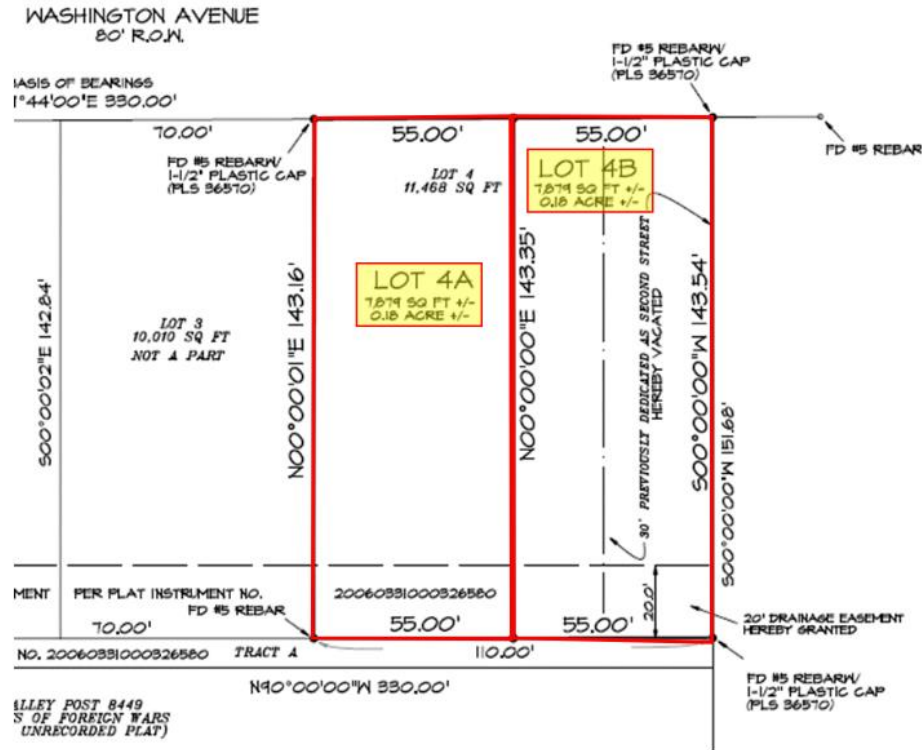


The original Browning Minor Subdivision was approved by the Town Board of Trustees in October 2005. The subdivision created four lots fronting on Washington Avenue between 1st Street and the 2nd Street alignment and dedicated a 30-foot wide parcel along the east side of Lot 4 for the extension of 2nd Street. Lot 4 of the subdivision was recently purchased by the applicants.

Below is a subsection of the Browning Minor Subdivision with Lot 4 highlighted in yellow and the 30-foot Town 2nd Street ROW highlighted in gray. Note the street ROW east of Lot 4 and an 8-foot strip were dedicated to the Town via the plat, as Tract A.



The Town Board of Trustees vacated the 2nd Street ROW in September 2001 by Ordinance No. 447. The ordinance stated: *“The Board of Trustees has determined that the Town does not ever intend to build the portion of Second Street between Washington Avenue and Palmer Avenue, and as such, that the portion of Second Street between Washington Avenue and Palmer Avenue is no longer required for public use or convenience and that it is in the public interest to vacate the portion of Second Street between Washington Avenue and Palmer Avenue.”* See Ordinance No. 447 attached to this report. At the time of vacation, the eastern 30 feet of the 2nd Street ROW was conveyed to the McDonald property to the east. See the McDonald survey attached.



When the Browning Minor Subdivision Plat was approved in 2005, the west half (30 feet) of the 2nd Street ROW was inadvertently rededicated to the Town. Town Staff has confirmed the Town does not intend to build 2nd Street south of Washington and the ROW should be vacated once again. The proposed Browning Minor Subdivision, Amendment No. 1 vacates the 30-foot 2nd Street ROW.

The illustration below shows the proposed lot layout, creating two lots to be known as 4A and 4B. After vacating the 2nd Street ROW, each lot will be 7,789 sq. ft. in size.

The subject property is currently zoned R-1 – Low Density Residential District. The map below shows the zoning of the surrounding area, including a mix of residential, commercial and public zone districts and land uses.

Zoning of 170 Washington and Surrounding Area



The table below summarizes the zoning and land use on properties immediately adjacent to the subject property.

Direction	Adjacent Zone District	Land Use
North	R-1 - Low Density Residential District	Residential
East	MH- Mobile Home District	Residential (mobile home park)
South	C- General Commercial District	Commercial (VFW)
West	R-1 - Low Density Residential District	Residential

Below are the key lot standards for the R-1 District pertinent to this proposed plat.

	R-1 Standard	Proposed
Minimum Lot Area	7,500 sq. ft.	7,789 sq. ft.
Minimum Lot Width	70 ft.	55 ft.

The subject property also lies within the RMU – Old Town Residential Mixed Use Overlay District. Section 16-2-485 of the Bennett Municipal Code established the RMU Overlay District to promote reinvestment in, and protect the existing character of, Bennett's original residential neighborhoods. A primary objective of the RMU District is *“to provide property owners flexibility for building renovation and redevelopment along with opportunity for relief from lot restrictions associated with underlying R-1 zoning.”*

Although the proposed lots meet the minimum lot area, at 55 feet wide, they do not meet the minimum lot width of 70 feet. However, the RMU Overlay District enables the Zoning Administrator to approve *“an administrative variance from the underlying R-1 zoning district development standards on non-conforming lots in the RMU Overlay District where development, redevelopment or renovations would otherwise not be feasible.”* The Zoning Administrator has indicated her support of an administrative variance related to lot width.

Water

Water will be provided by the Town of Bennett.

Sanitary Sewer

Sanitary sewer will be provided by the Town of Bennett.

Stormwater Management

Stormwater will be collected and conveyed in accordance with Town standards to prevent any on-site or off-site flooding.

Access, Traffic and Streets

Local access is provided by Washington Avenue.

Fire and Rescue

Bennett-Watkins Fire Rescue will provide fire protection service. Development will be subject to the International Fire Code (IFC).

Gas, Electricity and Telecommunications

Natural gas will be provided by Colorado Natural Gas, electricity by IREA and telecommunications by Eastern Slope Technologies (ESRTA) or Comcast. Appropriate easements for these providers will be identified on the final plat.

Bennett School District 29J

The school district has asked for cash-in-lieu of land dedication in the amount of \$2,095.47.

Per Section 16-4-380 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's final plat application:

- A. The final plat incorporates recommended changes, modifications and conditions attached to the sketch plan unless otherwise approved by the Planning Commission.

Staff Finding: A Sketch Plan is not required for a minor subdivision that creates fewer than four lots.

- B. All applicable technical standards in accordance with this Chapter and adopted Town documents have been met.

- 1. To establish appropriate standards for subdivision design that will:
 - a. Encourage the development of sound, economical and stable neighborhoods and healthy living environments, in conformance with the goals and policies of the Comprehensive Plan.
 - b. Provide lots of adequate size, configuration and design for the purpose for which they are intended to be used.
 - c. Promote superior design and design flexibility.
 - d. Preserve the significant natural features and environmental quality of the Town.
 - e. Guide the physical development of the Town in ways that complement the Town's character and culture.
 - f. Promote a cohesive sense of community among new and current residents, precluding neighborhood design or restrictions that in any way isolate any neighborhood from the rest of the community.
 - g. Provide complete and accurate public land records.

Staff Finding: The proposed minor subdivision will accommodate new development that meets the standards of good subdivision design.

2. To establish standards for utilities and other public services that will:
 - a. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development without adverse effects to property that is currently served.
 - b. Ensure that adequate stormwater drainage, sewage disposal, water supply and other utilities, services and improvements needed as a consequence of the subdivision of the land are provided.
 - c. Provide for the reasonable extension of utilities and services to other lands that may be developed in the future.
 - d. Provide the equitable distribution of the cost of new and expanded public services needed to support new land development.

Staff Finding: The proposed minor subdivision will accommodate extension of utilities and public services to serve both lots.

3. To ensure the provision of adequate and safe traffic circulation that will:
 - a. Minimize traffic hazards through appropriate street design, providing safe and convenient vehicular and pedestrian traffic circulation systems.
 - b. Provide adequate vehicular access to abutting properties.
 - c. Provide streets of adequate capacity and appropriate design and function.

Staff Finding: Washington Avenue provides adequate and appropriate access to the proposed lots.

4. To ensure adequate public facilities that will:
 - a. Provide for the recreational, cultural, educational and other public facility needs of the community.
 - b. Facilitate effective law enforcement and fire protection.

Staff Finding: Adequate public facilities are available to the proposed lots.

5. To contribute to the proper development of the community in accordance with the goals and policies of the Comprehensive Plan as it may be updated from time to time.

Staff Finding: The proposed plat is consistent with the principles in the 2015 Town of Bennett Comprehensive Plan related to:

- **Mixed land uses**
- **Diversity of housing types**
- **Access to open space, trails and parks (Trupp Park is less than a block west of the proposed subdivision).**
- **Contiguous development**
- **A variety of transportation choices**

C. Compliance with Zoning Regulations

Staff Finding: As noted earlier, with the Zoning Administrator’s administrative variance to the minimum lot size, the proposed plat will be in compliance with the Town of Bennett Zoning Regulations.

APPLICANT PRESENTATION

There was no presentation presented by the applicant.

PUBLIC COMMENTS

Nancy Barden, 450 1st Street, Bennett, Co. asked for clarification regarding the dedication and dedication of the 2nd Street 30’ ROW and how many homes would be built on the lot. Mrs. Barden expressed her concerns with removing a portion of the access the street currently has with the ROW.

Chairman Clark closed the public hearing on Case No. 21.18 Browning Minor Subdivision, Amendment No. 1 at 6:23 p.m.

COMMISSIONER METSKER MOVED, COMMISSIONER LEE SECONDED to approve Resolution No. 2021-09 – A Resolution recommending approval to the Bennett Board of Trustees of final plat for the Browning Minor Subdivision, Amendment No. 1, Case No. 21.18. Voting was as follows:

YES: Connor, Clark, Lee, Metsker
NO: None
EXCUSED: Smith

Chair Clark declared the motion passed unanimously.

B. Public Hearing(s)

Case No. 21.13 – Shops at Bennett Final Plat

Resolution No. 2021-08 - A Resolution Recommending Approval of a Final Plat for the Shops at Bennett Subdivision

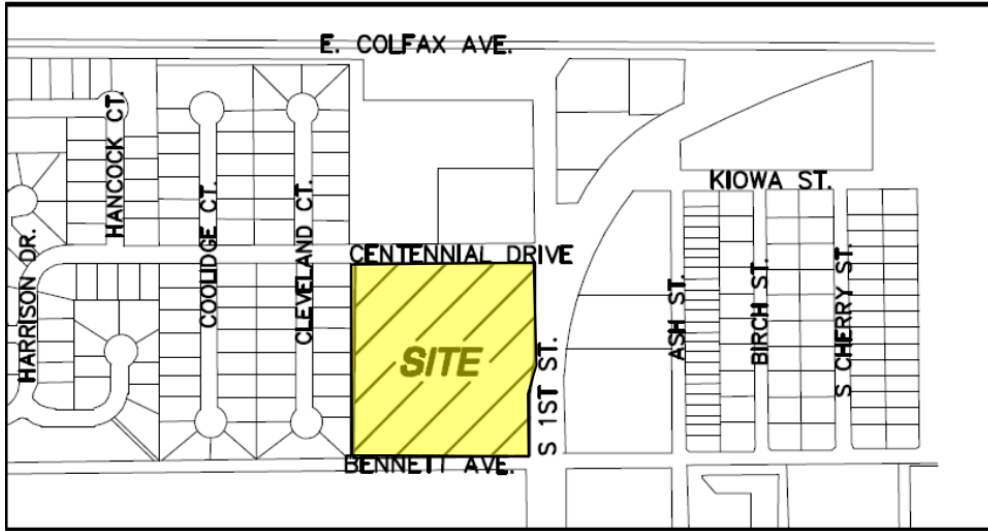
Chair Wayne Clark opened the public hearing on Case No. 21.13 at 6:24 p.m., a public hearing on the approval of a Resolution recommending approval of a Final Plat for the Shops at Bennett Subdivision, Case No. 21.13.

Town Clerk, Christina Hart, stated for the record the Notice of Public Hearing was posted in accordance with State Statue and published in the Eastern Colorado News, July 2, 2021 as Legal Number 2496.

There were no disclosures from the Planning & Zoning Commission.

Sara Aragon, Community Development Manager, reported to the Commission, Case No. 21.13 is a proposed final plat to subdivide approximately 5.9 acres at the southwest corner of Centennial Drive and 1st Street/CO Highway 79. See the vicinity map below. The subdivision plat will create one 1.075-acre lot (Lot 1) for commercial development and two separate Tracts - A and B. Tract A is 4.524 acres and intended for future commercial development and may be further subdivided. Tract B is 0.328 acres and is intended to accommodate a shared stormwater detention pond.

Vicinity Map



Note: Bennett Avenue does not currently extend west of 1st Street. Such an extension may be required in the future to serve additional commercial development; however, it is not expected to continue along the south side of the Centennial subdivision.

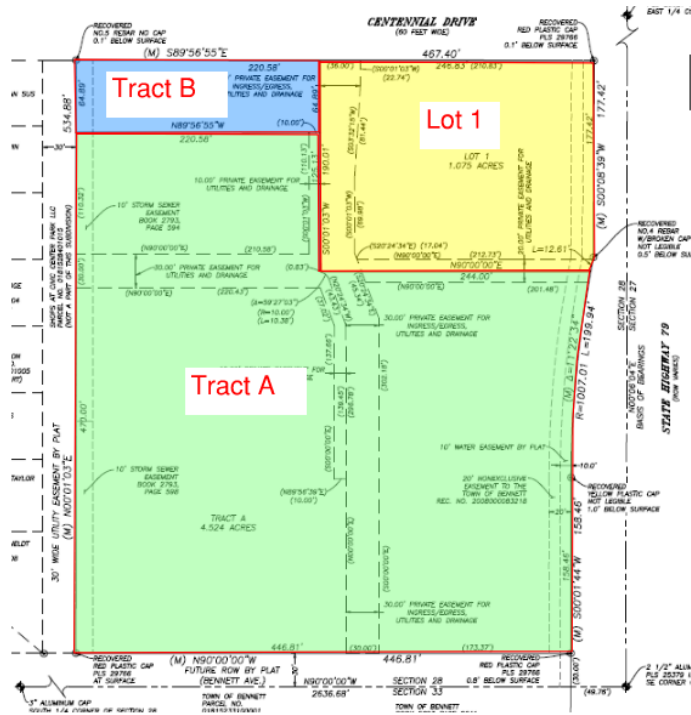
Below is an aerial image showing the property lies immediately north of Town Hall, the Adams County Shared Services building and the Corridor of Honor Military Memorial.

Aerial Image of Subject Property

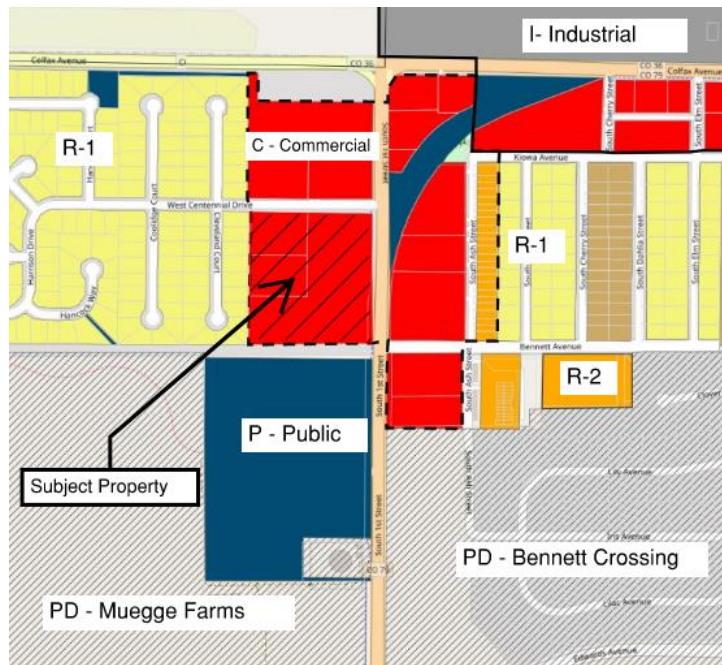


The property owner previously proposed a 7,900-square foot retail building on the subject property. The Town approved the Shops at Civic Center Site Plan in September 2019. That site plan will be replaced with a new site plan, intended to accommodate a Dollar General. A site plan is approved administratively and is not a part of this subdivision plat review.

The illustration below shows the proposed lot layout, creating Lot 1 and Tracts A and B.



The subject property is currently zoned C - General Commercial District. The map below shows the zoning of the property and the surrounding area, including a mix of residential, commercial, planned development and public zone districts.



The table below summarizes the zoning and land use on properties immediately adjacent to the subject property.

Direction	Adjacent Zone District	Land Use
North	C- General Commercial District	Bank and Vacant Lot
East	C- General Commercial District	Bank, Church, U.S. Post Office
South	P – Public District	Town Hall, County Shared Services Building
West	R-1 - Low Density Residential District	Residential –Centennial Subdivision

The property also lies within the Main Street Downtown overlay district. The eventual site plan will be reviewed for compliance with the Main Street elements of the Bennett Development Design Guidelines.

The subject property is served by the following:

Water

Water will be provided by the Town of Bennett. Extension of the Town's water system is proposed as part of this development.

Sanitary Sewer

Sanitary sewer will be provided by the Town of Bennett. Extension of the sanitary sewer system is proposed as part of this development.

Stormwater Management

Stormwater will be collected and conveyed in accordance with Town standards to prevent any on-site or off-site flooding. Tract B will accommodate a detention pond intended to serve the 5.9 acres.

Access, Traffic and Streets

Local access is provided by Centennial Avenue. The Town is requiring the property owner dedicate additional right-of-way (ROW) along the east side of the subject property and along the west side of CO Highway 79 consistent with a future 100-foot highway ROW profile for that section of the highway. That additional ROW will be shown on the final plat.

Fire and Rescue

Bennett-Watkins Fire Rescue will provide fire protection service. Development will be subject to the International Fire Code (IFC).

Gas, Electricity and Telecommunications

Natural gas will be provided by Colorado Natural Gas, electricity by IREA and telecommunications by Eastern Slope Technologies (ESRTA) or Comcast. Appropriate easements for these providers are identified on the final plat.

A subdivision agreement (SA) that identifies and guarantees public improvements, including but not limited to streets, sidewalks/trails, water, sanitary sewer and storm water management is required prior to the issuance of an infrastructure permit. A note to that effect will be added to the final plat.

No public land dedication is required at this time given no additional buildable lots are being created. However, when the remainder of Tract A is subdivided, land dedication for park land and public facilities will be required. Land dedication for schools is not required.

Per Section 16-4-380 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's final plat application:

- C. The final plat incorporates recommended changes, modifications and conditions attached to the sketch plan unless otherwise approved by the Planning Commission.

Staff Finding: A Sketch Plan is not required for a minor subdivision that creates fewer than four lots.

- D. All applicable technical standards in accordance with this Chapter and adopted Town documents have been met.

- 6. To establish appropriate standards for subdivision design that will:
 - h. Encourage the development of sound, economical and stable neighborhoods and healthy living environments, in conformance with the goals and policies of the Comprehensive Plan.
 - i. Provide lots of adequate size, configuration and design for the purpose for which they are intended to be used.
 - j. Promote superior design and design flexibility.
 - k. Preserve the significant natural features and environmental quality of the Town.
 - l. Guide the physical development of the Town in ways that complement the Town's character and culture.
 - m. Promote a cohesive sense of community among new and current residents, precluding neighborhood design or restrictions that in any way isolate any neighborhood from the rest of the community.
 - n. Provide complete and accurate public land records.

Staff Finding: The proposed minor subdivision will accommodate new development that meets the standards of good subdivision design.

- 7. To establish standards for utilities and other public services that will:
 - e. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development without adverse effects to property that is currently served.
 - f. Ensure that adequate stormwater drainage, sewage disposal, water supply and other utilities, services and improvements needed as a consequence of the subdivision of the land are provided.
 - g. Provide for the reasonable extension of utilities and services to other lands that may be developed in the future.
 - h. Provide the equitable distribution of the cost of new and expanded public services needed to support new land development.

Staff Finding: The proposed minor subdivision will accommodate extension of utilities and public services to serve the property.

- 8. To ensure the provision of adequate and safe traffic circulation that will:
 - d. Minimize traffic hazards through appropriate street design, providing safe and convenient vehicular and pedestrian traffic circulation systems.
 - e. Provide adequate vehicular access to abutting properties.
 - f. Provide streets of adequate capacity and appropriate design and function.

Staff Finding: Centennial Avenue provides adequate and appropriate access to the property.

- 9. To ensure adequate public facilities that will:
 - c. Provide for the recreational, cultural, educational and other public facility needs of the community.
 - d. Facilitate effective law enforcement and fire protection.

Staff Finding: Adequate public facilities are available to the property.

- 10. To contribute to the proper development of the community in accordance with the goals and policies of the Comprehensive Plan as it may be updated from time to time.

Staff Finding: The proposed plat is consistent with the principles in the 2015 Town of Bennett Comprehensive Plan related to:

- **Mixed land uses**
- **Diversity of housing types**
- **Access to open space, trails and parks**
- **Contiguous development**
- **A variety of transportation choices**

E. Compliance with Zoning Regulations

Staff Finding: The final plat is consistent with the C- General Commercial zone district. Future development will be subject to the lot standards in the zone district, including but not limited to building setbacks, building height, parking, landscaping and lighting.

Notice of the July 19, 2021, Planning and Zoning Commission meeting was published in the Eastern Colorado News, posted on the subject property and sent to all property owners within 300 feet of the property. No public comment has been received as of this date.

Staff finds the proposed final plat is in compliance with the Subdivision Regulations in Chapter 16, Article IV of the Bennett Municipal Code. Staff also finds the plat has been processed according to Section 16-4-360 and meets the approval criteria in 16-4-380. Based upon these findings, Staff recommends the Planning and Zoning Commission adopt Resolution No. 2021-08 recommending to the Board of Trustees approval of Case No. 21.18 – Shops at Bennett Subdivision Final Plat, with the following conditions:

Before recording the final plat, the applicant shall:

- 1. Update plat notes related to easements and maintenance in a manner directed by Town staff and the Town Engineer
- 2. Make other minor modifications as directed by Town staff, the Town Engineer and Town Attorney

PUBLIC COMMENTS

There were no public comments presented.

Chairman Clark closed the public hearing on Case No. 21.13 Shops at Bennett Final Plat at 6:36 p.m.

COMMISSIONER METSKER MOVED, COMMISSIONER CONNOR SECONDED to approve Resolution No. 2021-08 – A Resolution recommending approval to the Bennett Board of Trustees of final plat for the Shops at Bennett Subdivision, Case No. 21.13. Voting was as follows:

YES:	Lee, Metsker, Clark, Connor
NO:	None
EXCUSED:	Smith

Chair Clark declared the motion passed unanimously.

Case No. 21.09 – Lot 33, Cordella, Minor Subdivision Plat

Resolution No. 2021-07 - A Resolution Recommending Approval of a Final Plat for Cordella West, Lot 33

Chair Wayne Clark opened the public hearing on Case No. 21.09 at 6:38 p.m., a public hearing on the approval of a Resolution recommending approval of a Final Plat for Cordella West, Lot 33, Case No. 21.09.

Town Clerk, Christina Hart, stated for the record the Notice of Public Hearing was posted in accordance with State Statute and published in the Eastern Colorado News, July 2, 2021 as Legal Number 2499.

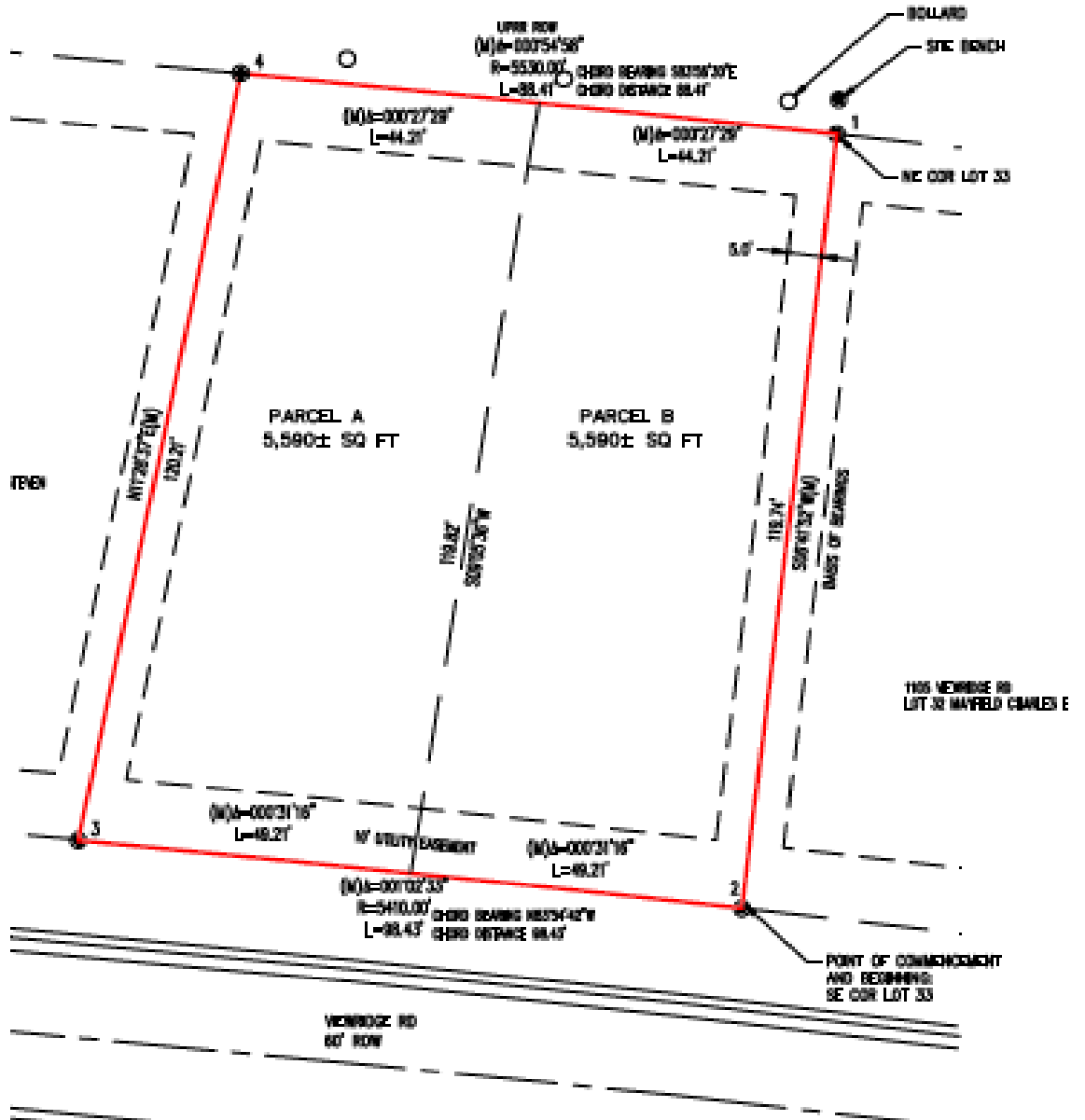
There were no disclosures from the Planning & Zoning Commission.

Sara Aragon, Community Development Manager, reported to the Commission, Case No. 21.09 is a proposed subdivision of Lot 33 in the Cordella West Subdivision that would subdivide the lot into two lots. Lot 33 is currently 11,180 square feet. The proposed subdivision of the lot would make each of the subdivided lots approximately 5,590 sq. ft.

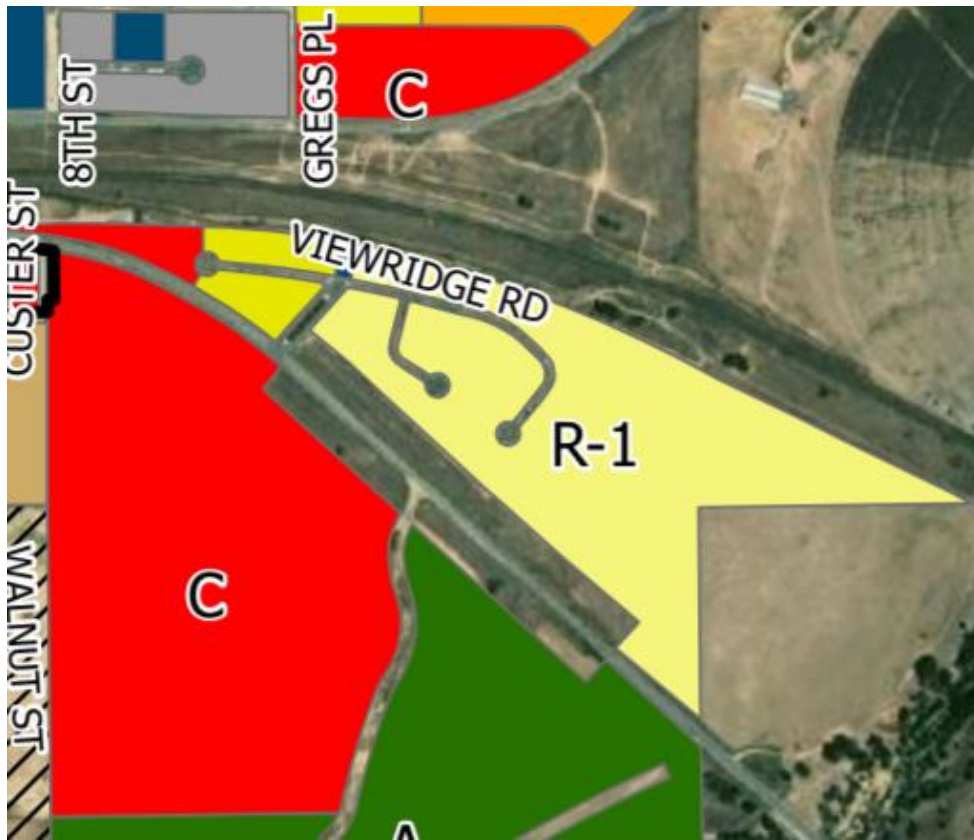
The property is located on the north side of Viewridge Road, between 1005 and 1105 Viewridge Road, in the Cordella West Subdivision. The current zoning is R-2 – Mid Density Residential District. The proposed residential use is consistent with the R-2 zoning standards. See Vicinity Map below:



The illustration below shows the proposed lot layout, creating two lots to be known as Parcel A and Parcel B. Each lot will be 5,590 sq. ft. in size.



The subject property is currently zoned R-2 – Mid Density Residential District. The map below shows the zoning of the surrounding area, including a mix of residential, commercial, industrial and agricultural zones.



The table below summarizes the zoning and land use on properties immediately adjacent to the subject property.

Direction	Adjacent Zone District	Land Use
North	Unincorporated railroad ROW	Union Pacific Railroad
East	R-2- Mid Density Residential District	Residential
South	R-2- Mid Density Residential District	Residential
West	R-2- Mid Density Residential District	Residential

Below are the key lot standards for the R-2 District pertinent to this proposed plat.

	R-2 Standard	Proposed
Minimum Lot Area	3,500 sq. ft.	5,590 sq. ft.
Minimum Lot Width	25 ft.	49.21 ft.

Water

Water will be provided by the Town of Bennett.

Sanitary Sewer

Sanitary sewer will be provided by the Town of Bennett.

Stormwater Management

Stormwater will be collected and conveyed in accordance with Town standards to prevent any on-site or off- site flooding.

Access, Traffic and Streets

Local access is provided by Viewridge Road.

Fire and Rescue

Bennett-Watkins Fire Rescue will provide fire protection service. Development will be subject to the International Fire Code (IFC).

Gas, Electricity and Telecommunications

Natural gas will be provided by Colorado Natural Gas, electricity by IREA and telecommunications by Eastern Slope Technologies (ESRTA) or Comcast. Appropriate easements for these providers will be identified on the final plat.

Bennett School District 29J

The school district has asked for cash-in-lieu of land dedication in the amount of \$2,095.47.

Per Section 16-4-380 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's final plat application:

- A. The final plat incorporates recommended changes, modifications and conditions attached to the sketch plan unless otherwise approved by the Planning Commission.

Staff Finding: A Sketch Plan is not required for a minor subdivision that creates fewer than four lots.

- B. All applicable technical standards in accordance with this Chapter and adopted Town documents have been met.
 - 1. To establish appropriate standards for subdivision design that will:
 - a. Encourage the development of sound, economical and stable neighborhoods and healthy living environments, in conformance with the goals and policies of the Comprehensive Plan.
 - b. Provide lots of adequate size, configuration and design for the purpose for which they are intended to be used.
 - c. Promote superior design and design flexibility.
 - d. Preserve the significant natural features and environmental quality of the Town.
 - e. Guide the physical development of the Town in ways that complement the Town's character and culture.
 - f. Promote a cohesive sense of community among new and current residents, precluding neighborhood design or restrictions that in any way isolate any neighborhood from the rest of the community.
 - g. Provide complete and accurate public land records.

Staff Finding: The proposed minor subdivision will accommodate new development that meets the standards of good subdivision design.

- 2. To establish standards for utilities and other public services that will:
 - a. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development without adverse effects to property that is currently served.
 - b. Ensure that adequate stormwater drainage, sewage disposal, water supply and

other utilities, services and improvements needed as a consequence of the subdivision of the land are provided.

- c. Provide for the reasonable extension of utilities and services to other lands that may be developed in the future.
- d. Provide the equitable distribution of the cost of new and expanded public services needed to support new land development.

Staff Finding: The proposed minor subdivision will accommodate extension of utilities and public services to serve both lots.

3. To ensure the provision of adequate and safe traffic circulation that will:
 - a. Minimize traffic hazards through appropriate street design, providing safe and convenient vehicular and pedestrian traffic circulation systems.
 - b. Provide adequate vehicular access to abutting properties.
 - c. Provide streets of adequate capacity and appropriate design and function.

Staff Finding: Viewridge Road provides adequate and appropriate access to the proposed lots.

4. To ensure adequate public facilities that will:
 - a. Provide for the recreational, cultural, educational and other public facility needs of the community.
 - b. Facilitate effective law enforcement and fire protection.

Staff Finding: Adequate public facilities are available to the proposed lots.

5. To contribute to the proper development of the community in accordance with the goals and policies of the Comprehensive Plan as it may be updated from time to time.

Staff Finding: The proposed plat is consistent with the principles in the 2015 Town of Bennett Comprehensive Plan related to:

- **Mixed land uses**
- **Diversity of housing types**
- **Access to open space, trails and parks**
- **Contiguous development**
- **A variety of transportation choices**

C. Compliance with Zoning Regulations

Staff Finding: The proposed plat will be in compliance with the Town of Bennett Zoning Regulations.

Notice of the August 25, 2021, Board of Trustees meeting was published in the Eastern Colorado News, posted on the subject property and sent to all property owners within 300 feet of the property. No public comment has been received as of this date.

The Planning and Zoning Commission reviewed Case No. 21.09 – Cordella West, Lot 33 Minor Subdivision on July 19, 2021, and recommended approval of the proposed final plat. See the attached Resolution No. 2021-07.

Staff finds the proposed final plat is in compliance with the Subdivision Regulations in Chapter 16, Article IV of the Bennett Municipal Code. Staff also finds the plat has been processed according to Section 16-4-360 and meets the approval criteria in 16-4-380. Based upon these findings, Staff recommends the Board of Trustees adopt Resolution 880-21, approving Case No. 21.09 – Cordella West, Lot 33 Minor Subdivision Plat with the following conditions:

Before recording the final plat, the applicant shall:

1. Update plat notes related to easements and maintenance in a manner directed by the Town Engineer
2. Make other minor modifications as directed by Town Staff, the Town Engineer and Town Attorney.

PUBLIC COMMENTS

There were no public comments presented.

Chairman Clark closed the public hearing on Case No. 21.09 Lot 33, Cordella, Minor Subdivision Plat, at 6:45 p.m.

COMMISSIONER LEE MOVED, COMMISSIONER METSKET SECONDED to approve Resolution No. 2021-07 – A Resolution recommending approval to the Bennett Board of Trustees of final plat for Cordella West, Lot 33, Case No. 21.09. Voting was as follows:

YES:	Metsker, Clark, Connor, Lee
NO:	None
EXCUSED:	Smith


Chair Clark declared the motion passed unanimously.

COMMISSIONER COMMENTS/REPORTS

There were no reports from the commissioners.

5. ADJOURNMENT

COMMISSIONER METSKER MOVED, COMMISSIONER LEE SECONDED to adjourn the meeting. The Chair declared the motion carried by unanimous vote. The meeting was adjourned at 6:48 p.m.

DocuSigned by:

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 Christina Hart, Secretary

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 Martin Metkser, Chairman