



Planning and Zoning Commission

Monday, June 21, 2021 at 6:00 pm

**PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC
DEVICES. THANK YOU**

1. Meeting Information

207 Muegge Way, Bennett, CO 80102

For a live stream of the meeting use the information below:

<https://us02web.zoom.us/j/81018092097?pwd=NmRzTFIWWTZkSGFFFT3l6OVkzSVlFUT09>

Meeting ID: 810 1809 2097

Passcode: 002949

One tap mobile
+12532158782

2. Call to Order

Chair, Wayne Clark

a. Roll Call

3. Approval of Agenda

Chair, Wayne Clark

4. Consent Agenda

Chair, Wayne Clark

a. May 17, 2021 - Regular Meeting Minutes

Attachments:

- **May 17, 2021 - Regular Meeting Minutes** (May_17__2021.pdf)

Public Comments on Items Not on the Agenda

The Planning and Zoning Commission welcomes you. Thank you for joining us for our Town of Bennett Planning and Zoning Meeting. If you are not speaking, we ask that you please mute your microphone. For public comment please sign up on the provided sheet or in the chat box. If you are on the phone, once we get through the sign-up sheet and chat box we will call for any other comments for items not on the agenda.

Your comments will be limited to three (3) minutes. The Commission may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town staff for follow-up. Thank you.

Regular Business

5. Public Hearing(s)

Steve Hebert, Planning and Economic Development Manager

Taeler Houlberg, Assistant to the Town Administrator

a. Proposed Changes to the Lighting Standards in the Bennett Municipal Code

Resolution 2021-06 - A Resolution of the Bennett Planning and Zoning Commission Recommending Approval of an Ordinance Amending Chapter 16 of the Bennett Municipal Code Regarding Lighting Standards

Attachments:

- **Public Hearing Script** (0-Public_Hearing_Script.pdf)
- **Staff Report Proposed Changes to the Lighting Standards in the Bennett Municipal Code** (1-LightingStandards_Staff_Report.pdf)
- **PowerPoint Presentation Proposed Changes to the Lighting Standards in the Bennett Municipal Code** (2-Lighting_Code_PZ_06_21_2021_Final.pdf)
- **Track Changes Version of Proposed Amendments** (3-Sec._16_2_810_Lighting__Proposed_Changes.pdf)
- **Proposed Ordinance No. 728-21 - An Ordinance Amending Chapter 16 of the Bennett Municipal Code Regarding Lighting Standards** (4-Ordinance_728-21_Amendment_to_Chapter_16_Lighting_Standards.pdf)
- **Resolution 2021-06 - A Resolution of the Bennett Planning and Zoning Commission Recommending Approval of an Ordinance Amending Chapter 16 of the Bennett Municipal Code Regarding Lighting Standards** (5-Resolution_2021-06_Amendment_Chapter_16_Lighting_Standards.pdf)
- **Suggested Motion** (6-suggested_motion.pdf)

6. Action/Discussion Item

a. Case No. 21.10 Bennett Ranch Phase 2 Single-Family Detached Sketch Plan

Steve Hebert, Planning and Economic Development Manager

Attachments:

- **Staff Report Bennett Ranch Phase 2 Single-Family Detached Sketch Plan** (0-Staff_Report_Bennett_Ranch_Phase2_SFD_P_Z_Sketch_Plan.pdf)
- **PowerPoint Presentation Bennett Ranch Phase 2 Single-Family Detached Sketch Plan** (1-PowerPoint_Presentation_Bennett_Ranch_Phase2_SFD_S

ketchPlan.pdf)

- **Application** (2-Bennett_Ranch_-_Phase_2_Detached_-_Land_Use_Application__Signed_.pdf)
- **Letter of Intent** (3-Bennett_Ranch_-_Phase_2_Detached_-_Letter_of_Intent.pdf)
- **Phase 2 Single-Family Detached (SFD) Sketch Plan** (4-Bennett_Ranch_-_Phase_2_Detached_-_Sketch_Plan__Color_.pdf)
- **2018 Sketch Plan** (5-Sketch_Plan_11-30-18.pdf)
- **Town Engineer's Memo** (6-Bennett_Ranch_Phase_2_SFD_Sketch_TE_Revu_Memo_6-7-2021.pdf)
- **Town Traffic Engineer's Memo** (8-Bennett_Ranch_Phase_2_Sketch_Plan_Review_-_Traffic_GCR_05262021.pdf)
- **Bennett School District 29J** (9-Bennett_School_District_-_Bennett_Ranch_Ph2_SFD.pdf)
- **Bennett-Watkins Fire Rescue Letter** (10-BWFRLetterhead.Comments.BennettRanchPh2SketchPlan.04.15.21.pdf)
- **Intermountain Rural Electric Association (IREA) Redline Comments** (11-IREA_COMMENTS_BENNETT_RANCH_PH_2_4-28-21.pdf)
- **Traffic Impact Analysis** (12-Bennett_Ranch_-_Traffic_Impact_Analysis.pdf)

b. Case No. 21.12 Bennett Ranch North R-3 Townhome Sketch Plan

Steve Hebert, Planning and Economic Development Manager

Attachments:

- **Staff Report Bennett Ranch North R-3 Townhome Sketch Plan** (0-Staff_Report_Bennett_Ranch_North_R-3_P_Z_Sketch_Plan.pdf)
- **PowerPoint Presentation Bennett Ranch North R-3 Townhome Sketch Plan** (1-PowerPoint_Presentation_Bennett_Ranch_North_R-3_SketchPlan_P_Z.pdf)
- **Application** (2-Bennett_Ranch_-_Phase_1_Attached_-_Sketch_Plan_Application.pdf)
- **Letter of Intent** (3-Bennett_Ranch_-_Phase_1_Attached_-_Letter_of_Intent.pdf)
- **Bennett Ranch North R-3 Townhome Sketch Plan** (4-Bennett_Ranch_-_Phase_1_Attached_-_Sketch_Plan__Color_.pdf)
- **2018 Sketch Plan** (5-Sketch_Plan_11-30-18.pdf)
- **Town Engineer's Memo** (6-Bennett_Ranch_North_R-3_TH_Sketch_TE_Revu_Memo_6-7-2021.pdf)
- **Town Traffic Engineer's Memo** (7-Bennett_Ranch_Townhomes_Review_-_Traffic_GCR_06032021.pdf)
- **Colorado Department of Transportation (CDOT) Memo** (8-CDOT_6-5-21_Comments__Bennett_Ranch_N_R-3_Townhome_Sketch_Plan.pdf)
- **Bennett School District 29J** (9-School_District_Bennett_Ranch_R-3_06032021.pdf)
- **Bennett-Watkins Fire Rescue Letter** (10-BWFRLetterhead.Comments.BennettRanchR-3NorthTownhomesSketchPlan.06.03.21.pdf)
- **Intermountain Rural Electric Association (IREA) Comments** (11-IREA-IREA__Bennett_Ranch_North_R-3_Townhome_Sketch_Plan_Referral.pdf)

- **Traffic Impact Analysis** (12-Bennett_Ranch_-_Traffic_Impact_Analysis.pdf)

7. Commissioner Comments/Reports

8. Adjournment

Contact: Christina Hart (chart@bennett.co.us 1-303-644-3249 X1001) | Agenda published on
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