



# Planning and Zoning Commission

Monday, July 17, 2023 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/89352166630?pwd=YlJSRG5tNytUdHB3bC9JekI2bjNMUT09>

Meeting ID: 893 5216 6630

Passcode: 580057

## 2. Call to Order

Chair

### a. Roll Call

## 3. Approval of Agenda

Chair

## 4. Consent Agenda

Chair

### a. April 17, 2023 - Regular Meeting Minutes

#### Attachments:

- **April 17, 2023 - Regular Meeting Minutes** (planning-and-zoning-commission\_minutes\_2023-04-17\_162010\_\_1\_.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

#### a. Chapter 16.2.210 - Teacherages Definitions

Resolution No. 2023-05 - A Resolution Recommending Approval of an Ordinance Amending Chapter 16 of the Bennett Municipal Code Concerning Teacherages

Denise Taylor, Assistant to the Town Manager

#### Attachments:

- **Public Hearing Script** (Public\_Hearing\_Script.pdf)
- **Staff Report - Chapter 16.2.210 - Teacherages Definitions** (Staff\_Report\_Teacherage.pdf)
- **Bennett School District Letter of Support** (BSD\_in\_Support\_of\_Teacherages.pdf)
- **Proposed Changes to Section 16.2.210** (1\_-\_Teacherage\_Sec.\_16\_2\_210.\_\_\_\_Definitions..pdf)
- **Proposed Changes to Section 16.2.470** (2\_-\_Teacherage\_Sec.\_16\_2\_470.\_\_\_\_Land\_uses..pdf)
- **Resolution No. 2023-05 - A Resolution Recommending Approval of an Ordinance Amending Chapter 16 of the Bennett Municipal Code Concerning Teacherages** (3\_-\_Resolution\_No.\_2023-05\_A\_Resolution\_Recommending\_Approval\_of\_an\_Ordinance\_Amending\_Chapter\_16\_of\_the\_Bennett\_Municipal\_Code\_Concerning\_Teacherages.pdf)
- **Suggested Motion** (Suggested\_Motion.pdf)

### 6. Town of Bennett Development Update

Steve Hebert, Planning Manager

Click the link below to view the Town of Bennett Development Project Status.

<https://townofbennett.maps.arcgis.com/apps/MapSeries/index.html?appid=9e22f218b02b49a9aba89ff24f7d2ca0>

#### Attachments:

- **PowerPoint Presentation Town of Bennett Development Update** (P\_Z\_Presentation\_Bennett\_07\_17\_23.pdf)

### 7. Commissioner Comments/Reports

### 8. Adjournment

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Contact: Savannah Vickery (svickery@bennett.co.us 1 303 644 3249 x1012) | Agenda published on 07/13/2023 at 9:32 AM



DRAFT

# Planning and Zoning Commission

## Minutes

Monday, April 17, 2023 at 6:00 pm

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

**THANK YOU**

### 1. Meeting Information

207 Muegge Way, Bennett, CO 80102

### 2. Call to Order

Chair

#### a. Roll Call

**Minutes:**

**Present:**

Martin Metsker

Gino Childs

Grider Lee - *arrived at 6:07 p.m.*

James Delaney

Wayne Clark

Rachel Connor - *arrived at 6:15 p.m.*

Scott Smith

**Staff Present:**

Chad Bunger, Community and Economic Development Director

Steve Hebert, Planning Manager

Greg Thompson, Planning Manager

Mike Heugh, Traffic Engineer

Christina Hart, Secretary

**Public Present:**

Kayle Walls

Jerry Walls

Craig Piland

### 3. Approval of Agenda

Chair

**Minutes:**

DRAFT

**COMMISSIONER CLARK MOTIONED, COMMISSIONER CHILDS SECONDED** to approve the agenda as presented:

Ayes: Clark, Delaney, Metsker, Smith, Childs

Nays: None

Absent: Connor, Lee

Martin Metsker, Chairman, declared the motion carried by unanimous vote.

#### 4. Consent Agenda

Chair

**Minutes:**

**COMMISSIONER CLARK MOVED, COMMISSIONER DELANEY SECONDED** to approve the consent agenda. The voting was as follows:

Ayes: Delaney, Metsker, Smith, Childs, Clark

Nays: None

Absent: Connor, Lee

Martin Metsker, Chairman, declared the motion carried by unanimous vote. **A. Action:** Approval of March 27, 2023, Regular Meeting Minutes

**PUBLIC COMMENTS NOT ON THE AGENDA**

There were no public comments presented.

**a. March 27, 2023 - Regular Meeting Minutes**

### **Public Comments on Items Not on the Agenda**

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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

**a. Case No. 22.25 - Walls RV Storage Conditional Use Application**

Resolution No. 2023-03 - A Resolution Recommending Approval of Walls Conditional Use Permit for RV Storage

**Minutes:**

Martin Metsker, Chairman, called the matter of Case No. 22.25 - Walls RV Storage Condition Use Application to order.

The public hearing was opened at 6:02 p.m.

Christina Hart, Secretary, stated in accordance with the Colorado state statute, it was duly posted and published in the Eastern Colorado News on Friday, March 31, 2023. Legal #2819.

Greg Thompson, Planning Manager, presented Case No. 22.25 - Walls RV Storage Conditional Use application to the Commission.

The public hearing was closed at 6:19 p.m.

**COMMISSIONER LEE MOTIONED, COMMISSIONER CHILDS SECONDED** to approve Resolution No. 2023-03 - A resolution recommending approval of Walls Conditional Use Permit for RV storage.

Ayes: Lee, Metsker, Smith, Childs, Clark, Connor, Delaney

Nays: None

Martin Metsker, Chairman, declared the motion passed unanimously.

**b. Updates to Chapter 16, Article III of the Bennett Municipal Code Re: Sign Regulations**

Resolution No. 2023-04 - A Resolution Recommending Approval of an Ordinance Amending Chapter 16 of the Bennett Municipal Code Concerning Sign Regulations

**Minutes:**

Martin Metsker, Chairman, reopened and called the matter of updates to Chapter 16, Article III of the Bennett Municipal Code regarding sign regulations to order.

The public hearing was opened at 6:21 p.m.

Christina Hart, Secretary, stated in accordance with the Colorado state statute, it was duly posted and published in the Eastern Colorado News on Friday, March 10, 2023. Legal #2783.

Steve Hebert, Planning Manager, presented the proposed updates to Chapter 16, Article III of the Bennett Municipal Code regarding sign regulation to the Commission.

The public hearing was closed at 6:33 p.m.

**COMMISSIONER LEE MOTIONED, COMMISSIONER CHILDS SECONDED** to approve Resolution No. 2023-04 - A resolution recommending approval of an ordinance amending Chapter 16 of the Bennett Municipal Code concerning sign regulations.

Ayes: Metsker, Smith, Childs, Clark, Connor, Delaney, Lee

Nays: None

Martin Metsker, Chairman, declared the motion passed unanimously.

**Minutes:**

Steve Hebert, Planning Manager, presented an update on development occurring around Town. No action was needed.

**7. Commissioner Comments/Reports**

**Minutes:**

No reports were presented.

**8. Adjournment**

**Minutes:**

**COMMISSIONER CLARK MOTIONED, COMMISSIONER DELANEY SECONDED** to adjourn the meeting. The meeting was adjourned at 6:46 p.m. Voting was as follows:

Ayes: Smith, Childs, Clark, Connor, Delaney, Lee, Metsker

Nays: None

Martin Metsker, Chairman, declared the motion carried by unanimous vote.

**Minutes Approved:**

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Martin Metsker, Chair

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Christina Hart, Secretary

**Public Hearing Script  
Planning & Zoning Commission**

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CHAIR: I will next call the matter of proposed amendments to Chapter 16 of the Bennett Municipal Code to order. This is a public hearing regarding the definition of Teacherages.

CHAIR: Do we have proper notification?

[Secretary to confirm on record notice has been provided]

CHAIR: Is there a staff presentation on this matter?

[Staff presentation/information]

CHAIR: This is a public hearing. Please keep public comment to the issues before the Commission. If you wish to speak please sign up on the provided sheet or in the chat box and you will be called on. If you are on the phone, once we get through the sign-up sheet and chat box we will call for any other comments. We will allow people who signed up to speak for up to 3 minutes each. Please DO NOT REPEAT points made by others. It is fine to say, "I agree with the Previous speaker's comments". Please direct your comments to the Commission, not to Town staff.

CHAIR: Is there anyone here who wishes to speak on this issue?

[Public comment]

CHAIR: If there is no more public comment I will now close the public comment portion of the public hearing. We will now proceed to Planning Commission discussion. Are there any questions from the Commissioners, or any discussion of the Commissioners?

Who would like to begin?

Who is next?

Any other questions or comments?

CHAIR: We have a draft resolution in front of us and I would entertain a motion.

CHAIR: We have a motion on the floor by Commissioner \_\_\_\_\_ and a second by Commissioner \_\_\_\_\_ to approve Planning and Zoning Commission Resolution No. 2023-05.

May we have a Roll-Call vote?

Motion carries/fails.

# STAFF REPORT



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TO: Town of Bennett Planning and Zoning Commission  
FROM: Denise Taylor, Assistant to the Town Manager  
DATE: July 17, 2023  
SUBJECT: Chapter 16.2.210 - Teacherages Definitions

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## Background

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The challenge of providing affordable housing is a pressing issue that is affecting communities across the nation. More specifically, the Bennett School District is finding it increasingly difficult to find and recruit teachers due to the lack of affordable housing for early career educators. Representatives of the District met with Town Staff to discuss the possibilities of building housing specifically for teachers on school district property, known as teacherages.

Teacherage is defined as any housing facility for teachers and other school employees provided by a school district. Colorado Revised Statutes § 22-32-110 gives school boards the authority to construct, purchase, or remodel teacherages for the employees of the district.

Designating teacherages as a conditional use in the Public Zone, offers the Planning Commission and the Board of Trustees the ability to require a site plan, traffic, utilities and public safety studies, as well as rely on Bennett Municipal Code (BMC) Section 16-2-330 to ensure design harmony and compatibility for this use and future uses in designated public use zones. Public hearings before both the Planning Commission and Town Board are required for conditional uses, which would give interested parties the opportunity to provide comments on a proposed teacherage.

## Staff Recommendation

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Town Staff recommends the Planning and Zoning Commission recommend an amendment to the BMC to add a definition for teacherages to Section 16.2.210 and to designate teacherages as a conditional use in the Land Use Table in BMC Section 16.2.470.

## Attachments

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1. Proposed changes to Section 16.2.210
2. Proposed changes to Section 16.2.470
3. Resolution Recommending Approval of an Ordinance



# BENNETT SCHOOL DISTRICT 29J

July 13, 2023

Denise Taylor  
Assistant to the Town Manager  
207 Muegge Way  
Bennett, CO 80102

RE: Teacherages

Good Afternoon,

Thank you for the consideration of municipal code changes to allow us to build teacherages. For many years, Colorado and national housing markets have been increasing in value at a level very inconsistent with Colorado school revenues which has made it almost all but impossible to hire and retain teaching staff simply because they cannot afford to live here. Nationally, schools are seeing a huge teacher shortage and the competition to recruit and retain quality teachers is very intense.

In short, Bennett School District 29J would like to build units for teachers to be able to live in while educating our students at an affordable level. We have looked at many different options for cost efficiency and while we are figuring out the best way to construct or purchase these units we are asking the Town of Bennett to consider possible changes to the code to allow these options. It is not our intent to profit off these units or to sell and compete with the builders.

Thank you for the continued partnership with the school district we look forward to your response. Please feel free to call or email with any questions.

Sincerely,



Keith Yaich  
CFO  
720-810-0584  
kyaich@bsd29j.com

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## Sec. 16-2-210. Definitions.

The words and phrases used in this Article shall have the meanings defined below:

*Substantial change* means a modification that changes the physical dimensions of an Eligible Support Structure such that after the modification, the structure meets any of the following criteria:

- A. For Towers, it increases the height of the Tower by more than ten percent (10%), or by the height of one (1) additional antenna array with separation from the nearest existing antenna not to exceed twenty (20) feet, whichever is greater, as measured from the top of an existing antenna to the bottom of a proposed new antenna; for other Eligible Support Structures, it increases the height of the structure by more than ten percent (10%) or more than ten (10) feet, whichever is greater, as measured from the top of an existing antenna to the bottom of a proposed new antenna;
- B. For Towers, it involves adding an appurtenance to the body of the Tower that would protrude from the edge of the Tower more than twenty (20) feet, or more than the width of the Tower structure at the level of the appurtenance, whichever is greater; for Eligible Support Structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six (6) feet;
- C. For any Eligible Support Structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, as determined on a case-by-case basis based on the location of the Eligible Support Structure but not to exceed four (4) cabinets per application; or for Base Stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than ten percent (10%) larger in height or overall volume than any other ground cabinets associated with the structure;
- D. When the change entails any excavation or deployment more than thirty (30) feet in any direction outside the current site.
- E. When the change would defeat the concealment elements of the Eligible Support Structure by causing a reasonable person to view the structure's intended stealth design as no longer effective;
- F. For any Eligible Support Structure, it does not comply with record evidence of conditions associated with the siting approval of the construction or modification of the Eligible Support Structure or Base Station equipment, unless the noncompliance is due to an increase in height, increase in width, addition of cabinets, or new excavation that would not exceed the thresholds identified in above paragraphs A, B, C and D of this definition.

For purposes of determining whether a Substantial Change exists, changes in height are measured from the original support structure in cases where deployments are or will be separated horizontally, such as on building rooftops; in other circumstances, changes in height are measured from the dimensions of the Tower or Base Station, inclusive of approved appurtenances and any modifications that were approved prior to February 22, 2012.

*Teacherage* means any housing facility for teachers and other school employees provided by a school district on school district property.

*Temporary moving or storage containers* means a storage container associated with a temporary use, such as building renovation or the process of moving into or out of a dwelling unit. Temporary moving or storage containers, as hereby defined, do not include *cargo containers* as defined in this Article.

*Temporary use* means a land use that is only permitted for a specified period of time.

Sec. 16-2-470. Land uses.

**Table 2.12  
Land Use Table**

Land Use Categories	Zone Districts										
	A	RE	R-1	R-1A	R-2	R-3	MH	C	EC	I	P
<b>G. RESIDENTIAL USES</b>											
(1) Assisted living facility or nursing home					C	P					
(2) Group home for the aged, persons with developmental disabilities, and persons with behavioral or mental health disorders in compliance with all state and federal law.	P	P	P	P	P	P					
(3) Group home for juvenile offenders						C					
(4) Home occupations	P	P	P	P	P	P	P		P		
(5) Manufactured homes	P	P	P	P	P	P	P				
(6) Mobile homes							P				
(7) Multifamily dwelling						P			C		
(9) Rooming, lodging or boarding houses						P			C		
(8) Single-family dwelling	P	P	P		P	C	P				
(9) <b>Teacherage</b>											C
(910) Two-family dwelling					P	C					
(10 11) Townhome dwelling					C	P					

**BENNETT PLANNING AND ZONING COMMISSION**

**RESOLUTION NO. 2023-05**

**A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING CHAPTER 16 OF THE BENNETT MUNICIPAL CODE CONCERNING TEACHERAGES**

**WHEREAS**, there has been proposed a draft ordinance to amend certain provisions in Chapter 16 of the Bennett Municipal Code concerning teacherages; and

**WHEREAS**, the Planning and Zoning Commission has held a duly-noticed public hearing to consider and hear public comments on the proposed amendments; and

**WHEREAS**, based on the recommendation of Town Staff, the testimony of the witnesses and the documents made a part of the record of the public hearing, the Planning and Zoning Commission finds that the proposed ordinance should be approved in essentially the same form as accompanies this Resolution.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BENNETT, COLORADO, AS FOLLOWS:**

**Section 1.** The Planning and Zoning Commission hereby recommends approval of the proposed ordinance amending Chapter 16 of the Bennett municipal code concerning the definition of teacherages and their conditional use in public use zones.

**INTRODUCED, PASSED AND ADOPTED, THIS 17<sup>TH</sup> DAY OF JULY 2023.**

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Martin Metsker, Chairperson

ATTEST:

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Secretary

## **Suggested Motion**

I move to approve Resolution No. 2023-05 - A Resolution Recommending Approval of an Ordinance Amending Chapter 16 of the Bennett Municipal Code Concerning Teacherages.

# Town of Bennett Development Update

Planning and Zoning Commission

July 17, 2023

Steve Hebert, Planning Manager

Town of Bennett



# “What’s going on in Bennett? I still don’t see anything on Google Earth.”

(Most recent image on Google Earth for Bennett area, taken in June 2016, seven years ago! Question marks added.)



# Development Project Status Map

Find it on the Town of Bennett Website

The screenshot shows the Town of Bennett website with a navigation bar at the top containing links for Home, Community, Government, Business, Development, Departments, Happening Now, and Contact Us. Below the navigation bar is a large banner image of a playground with the text "Welcome to the Town of Bennett". Underneath the banner is a row of seven service tiles: Bennett Days, Pay Online, Job Opportunities, Permits, Development Project Status (circled in purple), and Town Board of Trustees Meetings. Below these tiles is a "Quick Links" section with a dropdown arrow and a paragraph of text about COVID-19 support. At the bottom of the quick links section is a button for "COVID-19 Information and Resources". To the right of the quick links section are two more service tiles: Utility Bill Payment and CodeRED Emergency Alerts.

Home > Community > Government > Business > Development > Departments > Happening Now > Contact Us >

Welcome to the Town of Bennett

Bennett Days Pay Online Job Opportunities Permits **Development Project Status** Town Board of Trustees Meetings

Quick Links

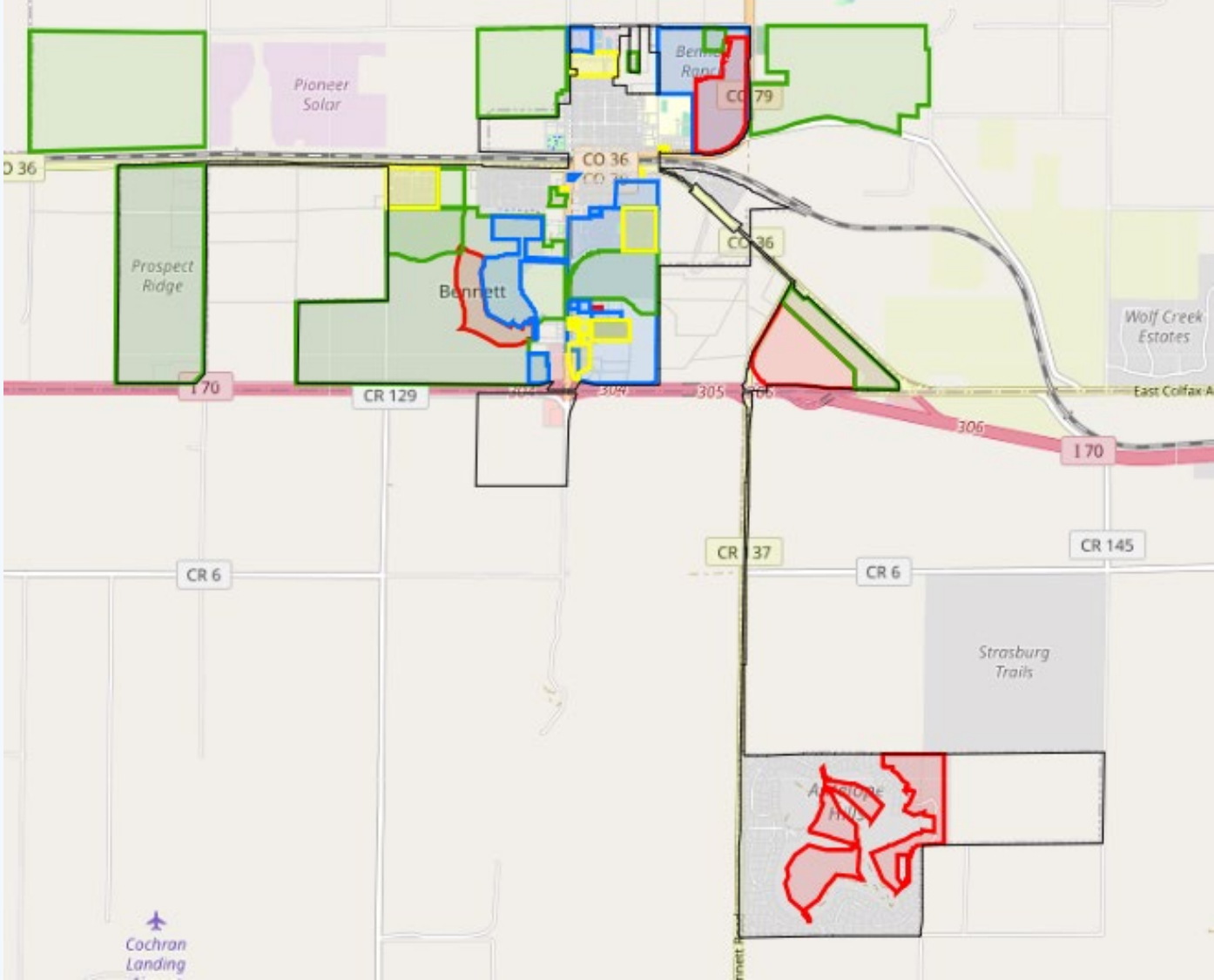
The Town of Bennett is working with all relevant local, state, and federal partners during this period of COVID-19 to support our businesses and ensure long-term economic vitality. During this time, we will be working hard to support your business as we work together.

COVID-19 Information and Resources

Utility Bill Payment CodeRED Emergency Alerts



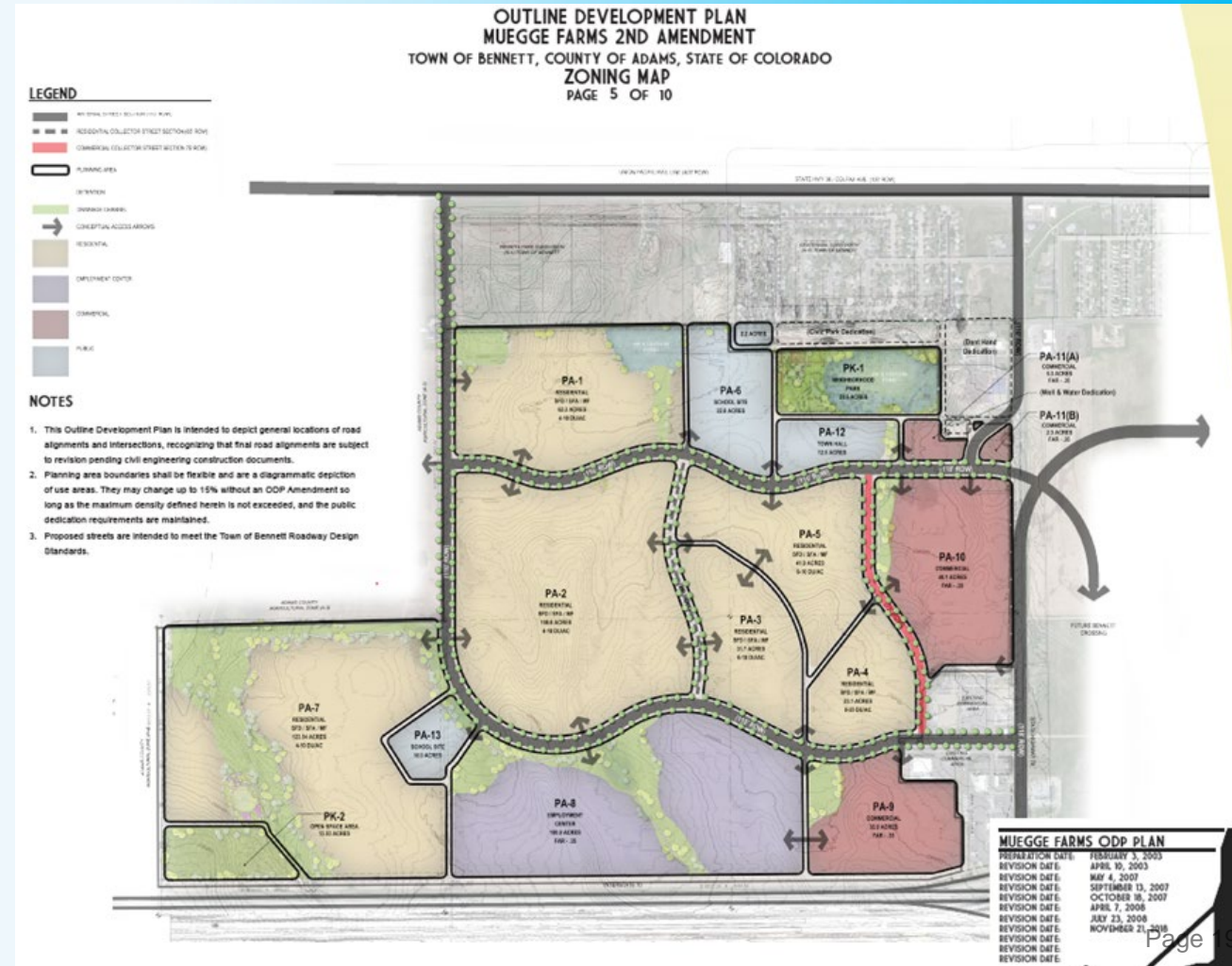
# Click on Any Colored Parcel for an Update



<b>Dwelling Units Zoned</b> (SFD, SFA, Apartments/Condos)	<b>10,270</b>
<b>Dwelling Units Platted</b> (Some under construction or complete)	<b>1,510</b>
<b>Non-residential Sq. Ft. Zoned</b>	<b>5.9 M</b>

# Muegge Farms

- Approx. 700 ac.
- 391 ac. Residential
  - Zoned for 2,800 homes
  - Oakwood and Lennar Homes 366 homes in 2023
- 190 ac. Commercial
  - King Soopers
  - Love's
  - Tractor Supply
- Civic Center
- Town Center



# Muegge Farms



# Muegge Farms



# Love's Truck Parking Expansion

- Public-Private Partnership with Town of Bennett, CDOT and Love's
- 110 new parking spaces
- Relieve parking on and off-ramps, public streets and private property
- Provide safe parking for truckers



# Bennett Village

- 21 acres
- East of Brothers Four
- 134 lots
- Lennar Homes
- Under construction



# Bennett Village



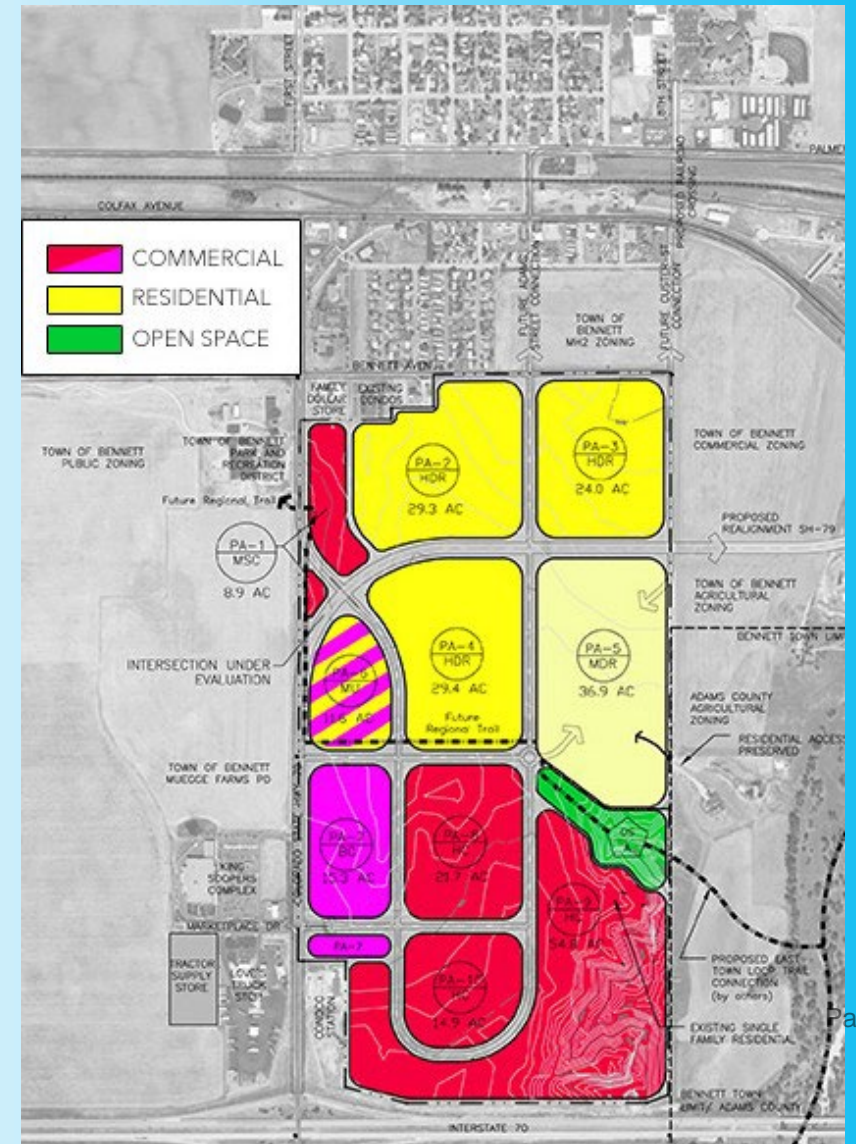


# Bennett Village



# Bennett Crossing

- 293 Acres
- 120 Acres Residential
- LGI single-family
- Lennar single-family
- 116 Acres Commercial
- CORE Electric Facility
- Comfort Inn & Suites
- FNB Bank
- Sonic
- Ziggi's Coffee
- QuikTrip
- Les Schwab Tire
- Best Box Self-Storage
- Mortuary
- Farmers and Merchants Bank
- Primary Care Medical Building



# LGI's Bennett Crossing



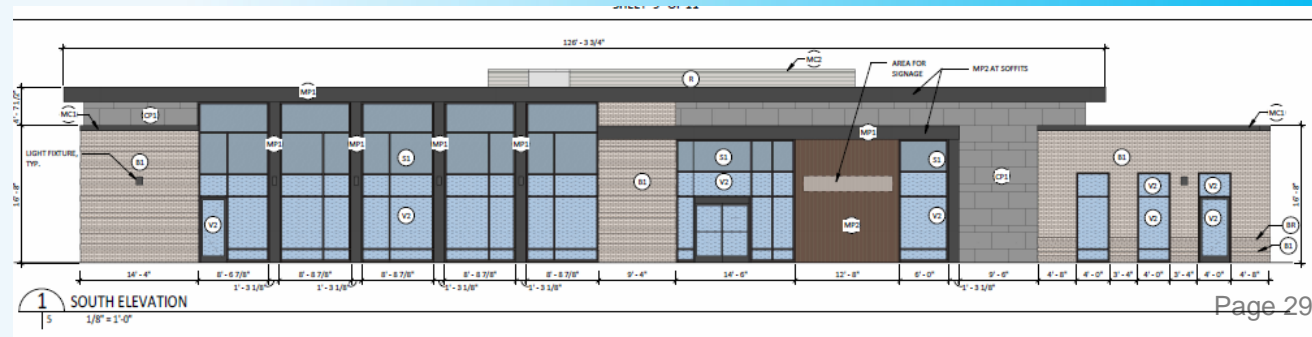
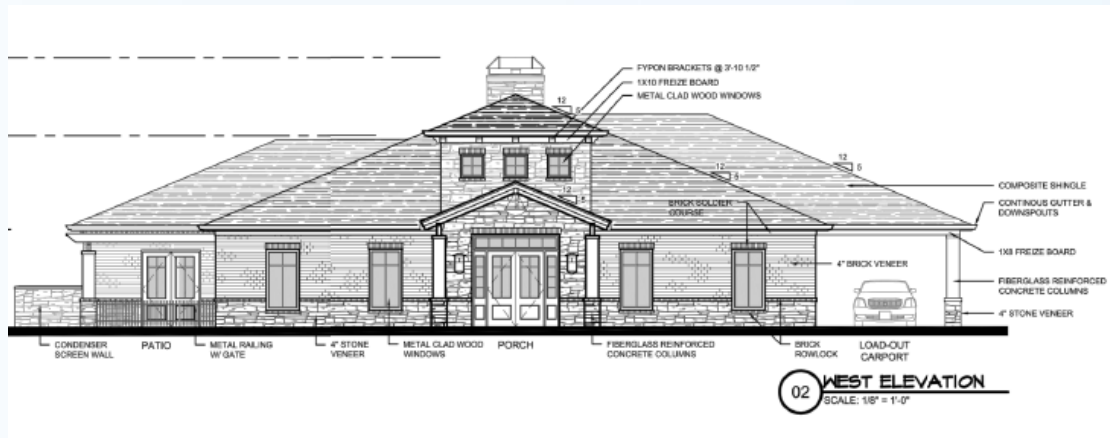
# New Businesses in Bennett Crossing



# More New Businesses in Bennett Crossing



F & M BANK in Colorado  
Lot #12, Bennett Crossing



# Bennett Crossing Construction

## Les Schwab



## Best Box



## Farmers and Merchants Bank



# Bennett Ranch

- 173 acres
- LGI Homes
- Zoned for 623 Residential Units
  - Single-family Detached
  - Single-family Attached
- 1.8 acres Commercial
- Construction 2023



# Bennett Ranch





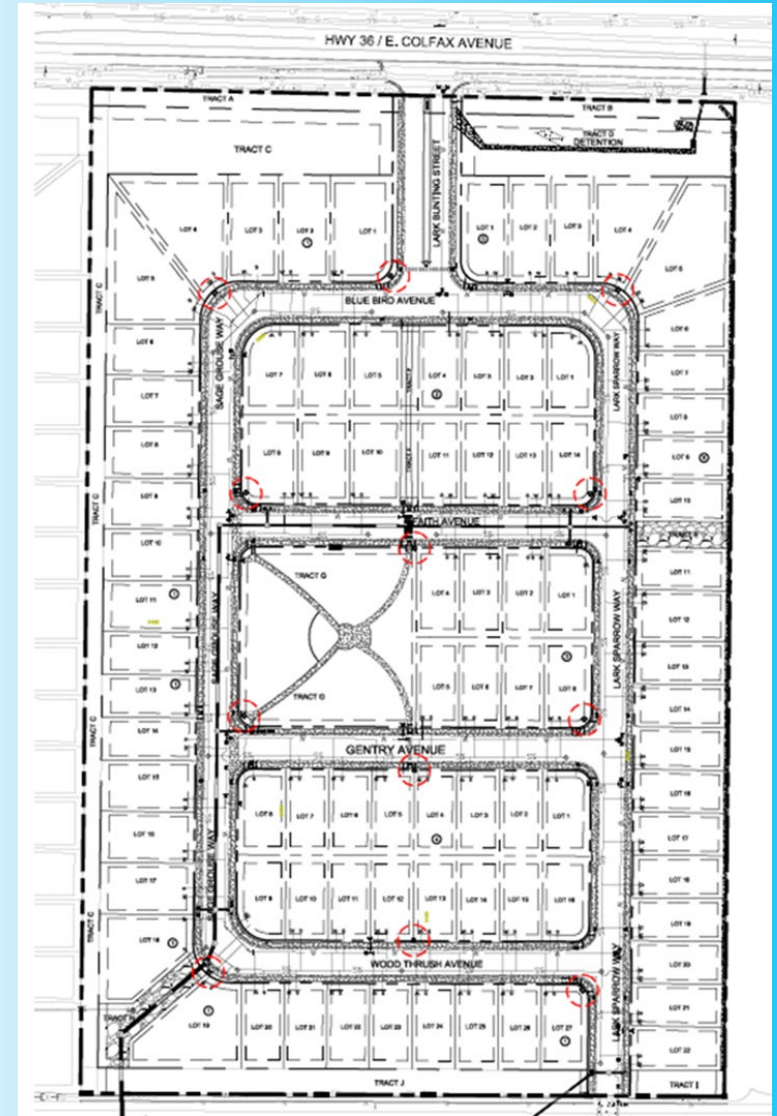
# SkyView

- 40 acres
- D. R. Horton
- Southeast corner of Colfax & Penrith Rd.
- 175 Single-family detached homes
- Built out



# Brunner Property

- 20 acres
- Just east of SkyView
- Richmond Homes
- 87 Single-family detached homes
- Construction 2023-2025



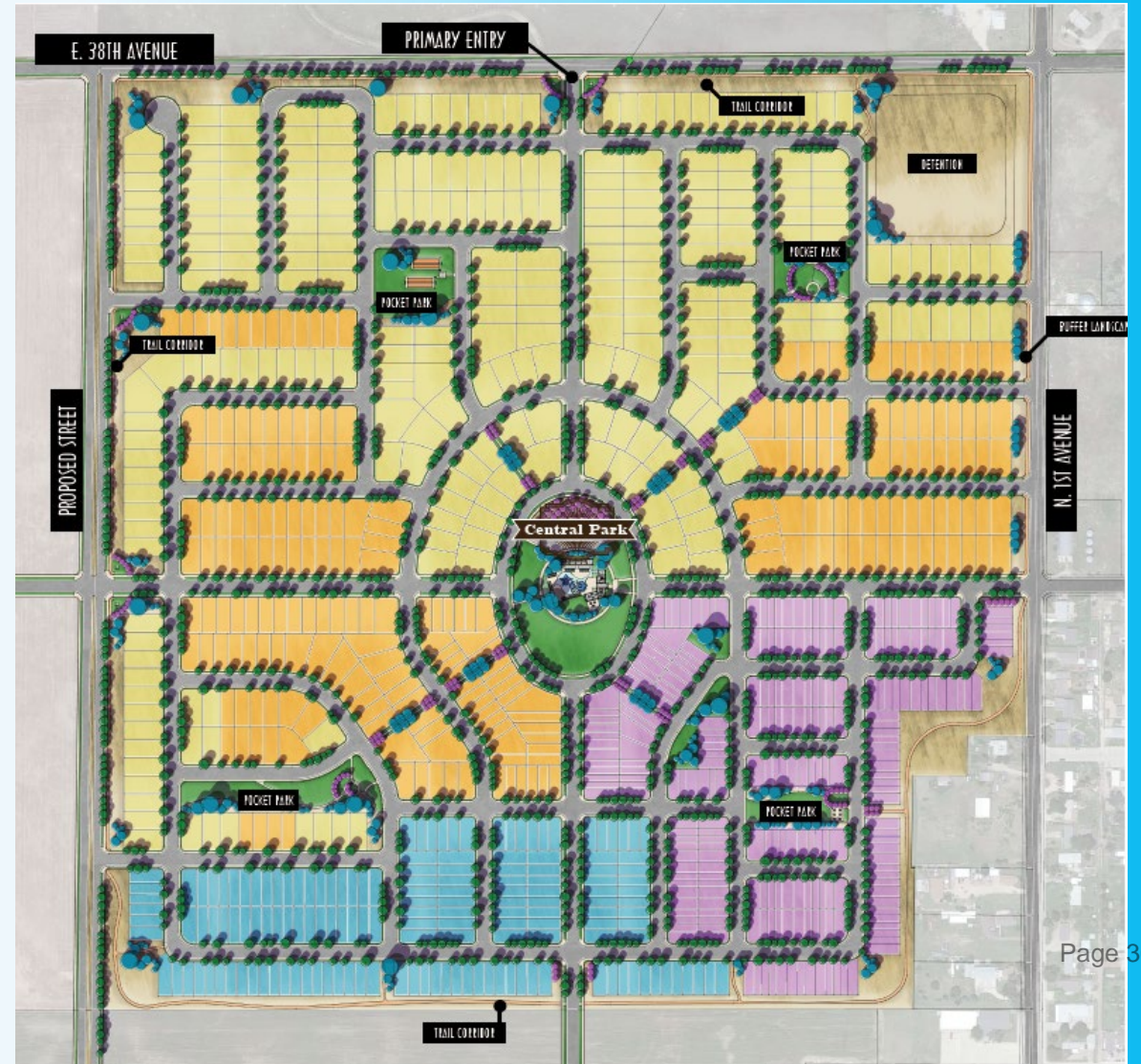
# Prospect Ridge

- 375 Acres
- Southwest corner of Colfax and Harback Rd.
- North of I-70
- 1,495 homes
- 10 acres commercial
- Construction in 2025, est.



# Mundell Farms

- 153 Acres
- Southwest corner of Converse and E. 38th
- 900 homes
- Construction in 2025, est.



# Bennett Farms

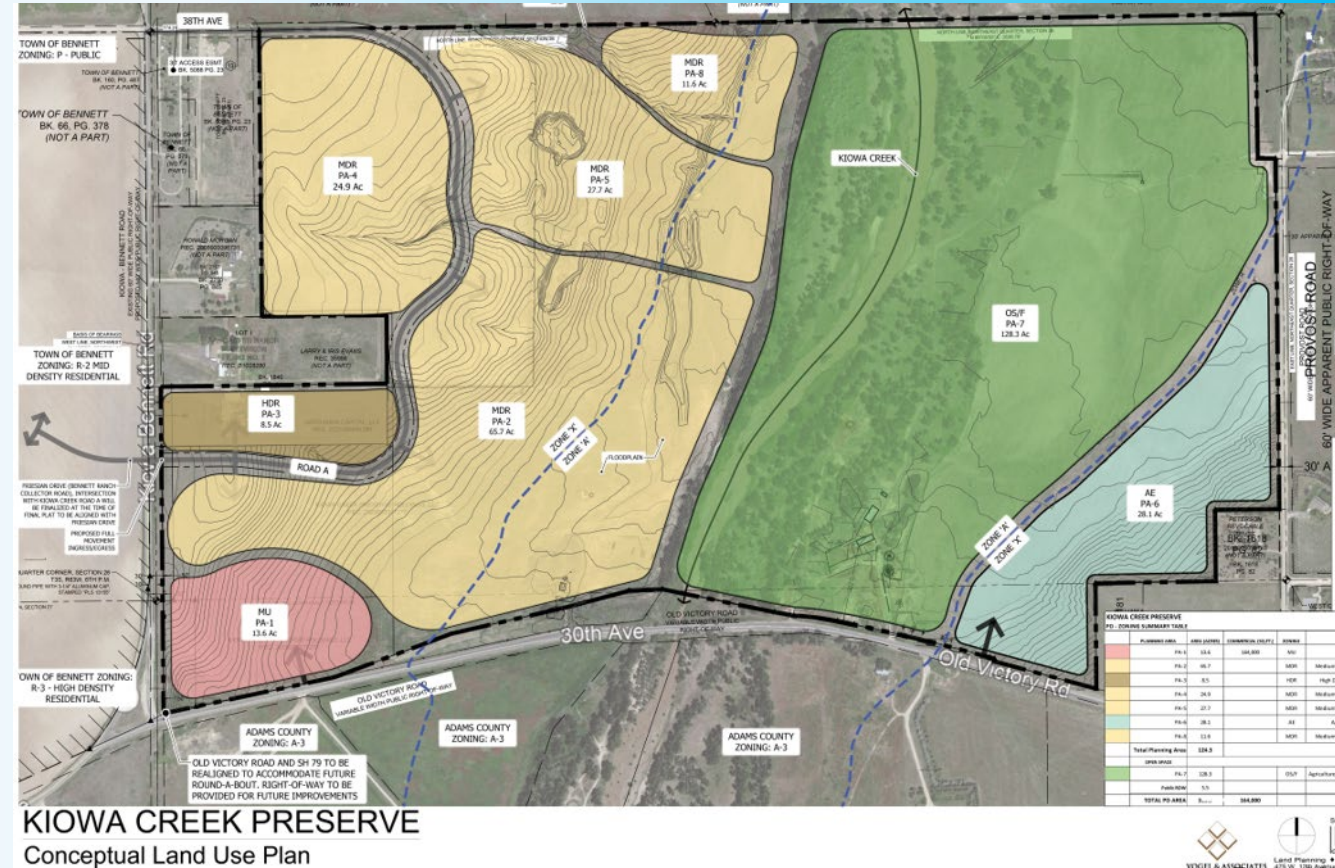
- 406 acres
- Annexed in 2022
- East of Colorado Air and Space Port
- 2,751 homes
- 1,028,329 SF Non-residential (Commercial & light industrial)



**BENNETT FARMS**  
Conceptual Land Use Plan

# Kiowa Creek Preserve

- 314 acres
- 915 residential units
- 164,000 sq. ft. commercial
- 128 acres park/open space/floodplain



# Antelope Hills Filing 3

- 189.8 acres
- Surrounded by the existing Antelope Hills Filing 1 Subdivision
- Zoned PD – RE – Residential Estate as part of the original subdivision



# Simon Concrete Expansion





# Town Projects Update

# Marketplace & CO 79 Signal

- Signal installed
- CDOT testing
- Operational June 2023



**PROJECT  
UPDATE**

**MARKETPLACE SIGNALIZATION**

# I-70 Ramp Improvements

- Eastbound Ramp Improvements, with signal
- Completion Fall 2023



**PROJECT  
UPDATE**

**I-70 RAMP IMPROVEMENTS**

# Kiowa-Bennett Road Improvements

- Repairs continue on Kiowa-Bennett Road
- Chip sealing this week



## PROJECT UPDATE

### KIOWA - BENNETT ROAD IMPROVEMENTS

# One Million Gallon Water Tank

- Online in April 2023
- Joins the .5 million gallon elevated tank



# Adams County Parks, Open Space & Cultural Arts Grant



# Bennett's Re-Use Water (Purple Pipe)

- Approx. 94% of wastewater recovered
- 150,000 gallons per day
- 2.5 miles of purple irrigation pipe installed to date, .5 additional miles by year end
- Trupp and Civic Center Park irrigation this summer
- School District conversion soon
- Simon Concrete industrial user



# New Public Works Building at NOMCOM

(North Municipal Complex)



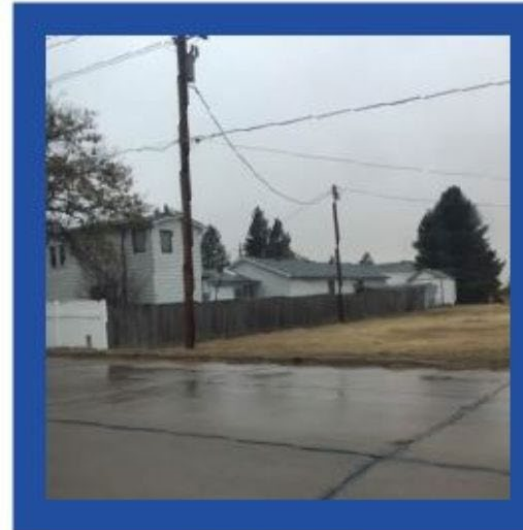


# REVIVE Program

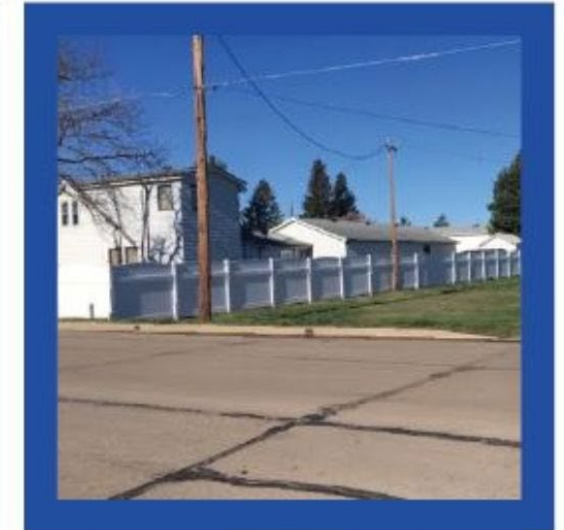
- Matching grant money for residential improvements and revitalization

## REVIVE

### *Residential Vibrancy Initiative*



**BEFORE**



**AFTER**

# Questions?



*welcome neighbors.*

***Steve Hebert, AICP | Planning Manager***

207 Muegge Way | Bennett CO, 80102

(303)644-3249 ext.1030 | [shebert@bennett.co.us](mailto:shebert@bennett.co.us)

[townofbennett.colorado.gov](http://townofbennett.colorado.gov)