



Planning Commission Agenda

Tuesday, July 16, 2019

Regular Meeting – 6:30 P.M.

Frederick Police Building

333 5th St.

Built On What Matters

Call to Order – Roll Call

Additions to the Agenda

Action Agenda

- a. Approval of minutes from the June 18, 2019 meeting

Public Hearing

- b. Consideration of the Elmore & Spelts Filing 1, First Amendment, Lot 6A Rezone and Conditional Use- Planner van Deutekom

Other Business

- c. Upcoming Meetings



401 LOCUST STREET • P.O. BOX 435 • FREDERICK, CO 80530-0435

PHONE: (720) 382-5500 • FAX: (720) 382-5520

WWW.FREDERICKCO.GOV

MINUTES
TOWN OF FREDERICK
PLANNING COMMISSION
June 18, 2019
6:30 PM

CALL TO ORDER: At 6:30 p.m. Chairperson Moe called the meeting to order and requested roll call.

ROLL CALL:

- Present: Chairperson Moe, Vice Chair teVelde, Commissioner Stark and Alternate Commissioner Blair
- Staff: Planning Director Jennifer Simmons, Planner Ali van Deutekom, Town Attorney Rick Samson and Planning Commission Secretary Kathy Larson

APPROVAL OF AGENDA: There were no changes to the agenda as presented.

APPROVAL OF APRIL 2, 2019 MINUTES: Motion by Commissioner Stark and seconded by Alternate Commissioner Blair to approve the April 2, 2019 minutes as presented. Upon roll call vote, motion passed unanimously.

CONSIDERATION OF THE CLEARVIEW VILLAGES ZONING AMENDMENT AND SKETCH PLAN:

Planner Ali van Deutekom presented the staff report. This is a request to consider a zoning amendment to add a planned unit development (PUD) overlay district to the property and approve a sketch plan for the basic layout of the development.

The project site is located at the southwest corner of Silver Birch Blvd. and Godding Hollow Pkwy. It is zoned R-1 (residential low density).

An amendment to the official zoning map is required in order to add a planned unit development overlay to a property. A planned unit development permits and encourages innovative design and high quality, master-planned developments on large parcels of land. A PUD is intended to permit greater flexibility in the application of zoning and development standards and greater freedom in providing a mix of land uses in the development of a balanced community. PUDs are expected to preserve critical environmental resources, provide above-average open space and recreational amenities, include exceptional design and provide greater efficiency in the layout and provision of roads, utilities and other infrastructure.

The sketch plan presented by the developer would approve a maximum of 447 dwelling units on 116.804 acres. This equates to a density of 3.8 dwelling units per acre. The R-1 zone district permits a maximum of 5 dwelling units per acre. The sketch plan provides 25% of the property to open space, as required by a PUD. Also included in the sketch plan are proposed street and trail connections.

Staff provided an analysis of the review criteria and found the project meets the criteria.

Built on What Matters.

The project was properly noticed according to the requirements of Section 4.5 of the Frederick Land Use Code. There have been no concerns with the proposal submitted to the Town.

The application has been reviewed by the Town Attorney, whose comments have been incorporated accordingly.

Planning Commission may recommend approval of the request, denial of the request or approval of the request with conditions.

Staff requests that the Planning Commission consider approving PCR-2019-09A and PCR-2019-10A which recommends approval of these requests without conditions.

The Commission had some questions concerning comments from the school, which Planner van Deutekom responded by saying that this project would not put the school over capacity and they have no issues. There were also comments concerning traffic and road improvements on Eagle Boulevard and Silver Birch Boulevard.

Ken Poncerelli representing BCL Colorado presented a slide show of the proposed development.

The Commission had some concerns regarding the capping of the oil and gas wells on the site which Mr. Poncerelli assured that all wells would be capped and flow lines would be removed.

A motion was made by Alternate Commissioner Blair and seconded by Vice Chairman teVelde to recommend approval of PCR-2019-09A "A Resolution of the Planning Commission Recommending Approval of the Clearview Villages Zoning Amendment" and PCR-2019-10A "A Resolution of the Planning commission Recommending Approval of the Clearview Villages Sketch Plan". Upon roll call vote, motions passed with Alternate Commissioner Blair, Vice Chairman teVelde and Chairperson Moe voting yes and Commissioner Stark voting no.

CONSIDERATION OF MENDOZA ANNEXATION AND ZONING:

Planning Director Simmons presented the staff report. This is a request to consider the annexation of a 192.62 acre property into the Town from Weld County. The property is currently zoned Agriculture by Weld County. The requested zoning is Public and Agricultural within the Town.

The property is located generally north of Tipple Parkway/CR 16 and west of Aggregate Boulevard/CR 7. The property is currently zoned Weld County Agricultural.

The Town of Frederick and Mr. Carlos Mendoza have requested annexation of their property. The property has contiguity with existing Town boundaries on the west, south and east sides. The requested zoning is Agricultural for the property owned by the Town (189.56 acres) and Public for the property owned by Mr. Mendoza (3.06 acres). The property has been purchased as open space by the Town. However, a 5 acre parcel will be created by later platting that Mr. Mendoza will exchange for his existing 3.06 acre property. Mr. Mendoza will be allowed to build a home on the 5 acre parcel. Once the plat is presented, a zoning amendment will accompany the plat to rezone the balance of the property outside Mr. Mendoza's 5 acre site to Public.

On May 28, 2019, the Town Board of Trustees considered the annexation application with respect to its "substantial compliance" with Colorado State Statute. The Board determined that the application was sufficient to be considered by the Planning commission before being presented to the Board for final consideration.

After an application for annexation is deemed sufficient to undergo public review and hearings, review criteria for both the annexation and assignment of zoning must be considered.

Staff provided an analysis of the review criteria and found the project meets the criteria.

This project was properly noticed according to the requirements of Section 4.5 of the Frederick Land Use Code. The neighborhood meeting was attended by ten neighbors. The primary question was whether or not it was true that the Town had purchased the property. Secondly, the neighbors asked if a community park and trails would be built on the property. Upon answering the questions, there were no concerns noted by the attendees.

The application has been reviewed by the Town Attorney, whose comments have been incorporated accordingly.

Planning Commission may recommend approval of the request, denial of the request or approval of the request with conditions.

Staff requests that the Planning Commission consider approving PCR-2019-011A which recommends approval of this request without conditions.

A motion was made by Alternate Commissioner Blair and seconded by Vice Chairman teVelde to recommend approval of PCR-2019-11A "A Resolution of the Planning Commission Recommending Approval of the Mendoza Annexation and Zoning". Upon roll call vote, motion passed unanimously.

CONSIDERATION OF THE SILVERSTONE FILING 4 PRELIMINARY PLAT & DEVELOPMENT PLAN AMENDMENT 2 & FINAL PLAT & DEVELOPMENT PLAN:

Planner van Deutekom presented the staff report. This is a request to consider the acceptance of a preliminary plat and development plan amendment no. 2 and a final plat and development plan for Silverstone Filing 4.

The project site is located .25 mile east of Silver Birch Boulevard and north of Highway 52. The property is zoned R-1 (Residential Low Density) with a PUD overlay.

The Silverstone (Miner's Village) preliminary development plan was approved in early 2008 for 1,850 dwelling units. The development plan also included a 10-acre elementary school site and community park. In 2008, the Frederick Board of Trustees committed to forgo the community park and deed it to the School District if the site was selected for the new high school facility. An additional 30 acres was dedicated by community Development Group and given free of charge to the School District for the development of the Frederick High School campus, for a total of 60 acres. The final plats for Silverstone Filings 1, 2 and 3 have been approved with a total of 301 dwelling units.

This is a request for four planning actions, including: 1) a preliminary development plan amendment; 2) a final development plan; 3) a preliminary plat; and 4) a final plat.

The preliminary development plan amendment includes the following: 1) relocates the neighborhood and pocket parks into the correct planning areas; 2) Removes the 10-acre elementary school site from the Silverstone property because the 30 acres given to the School District for the high school satisfied that contribution; 3) Removes the community park from the ownership and maintenance table.

This is a request to approve a preliminary and final plat for Silverstone Filing 4, which consists of 201 lots on 69.25 acres. This filing will include a pocket park and large detention area to serve the Silverstone subdivision. The applicant has also submitted a final development plan for approval, as required by the PUD.

Staff provided an analysis of the review criteria for the (4) planning actions and found the project meets the criteria.

The project was properly noticed according to the requirements of Section 4.5 of the Frederick Land Use Code. There have been no concerns with the proposal submitted to the Town.

The application has been reviewed by the Town Attorney, whose comments have been incorporated accordingly.

Planning Commission may recommend approval of the request, denial of the request or approval of the request with conditions

Staff requests that the Planning commission consider approving PCR-2019-05A through PCR-2019-08A which recommend approval of these requests.

The Public Hearing was opened at 7:25PM. With no comments from the audience, the Public Hearing was closed at 7:25PM.

A motion was made by Alternate Commissioner Blair and seconded by Vice Chairman teVelde to recommend approval of PCR-2019-05A "A Resolution of the Planning Commission Recommending Approval of the Silverstone Filing 4 Preliminary Plat." Upon roll call vote, motion passed unanimously.

A motion was made by Vice Chairman teVelde and seconded by Alternate Commissioner Blair to recommend approval of PCR-2019-06A "A Resolution of the Planning Commission Recommending Approval of the Silverstone Preliminary Development Plan Amendment 2". Upon roll call vote, motion passed unanimously.

A motion was made by Alternate Commissioner Blair and seconded by Vice Chairman teVelde to recommend approval of PCR-2019-07A "A Resolution of the Planning Commission Recommending Approval of the Silverstone Filing 4 Final Plat". Upon roll call vote, motion passed unanimously.

A motion was made by Vice Chairman teVelde and seconded by Alternate Commissioner Blair to recommend approval of PCR-2019-08A "A Resolution of the Planning Commission Recommending Approval of the Silverstone Filing 4 Final Development Plan". Upon roll call vote, motion passed unanimously.

OTHER BUSINESS:

Planning Director Simmons told the Commission that the next Planning Commission meeting will be July 16, 2019.

There being no further business of the Planning Commission, Chairperson Moe adjourned the meeting at 7:35PM.

Approved by the Planning Commission:

Tracy Moe, Chairperson

ATTEST: _____
Kathy Larson, Planning Commission Secretary



TOWN OF FREDERICK

PLANNING COMMISSION

Tracy Moe, Chairman

Alan Blair, Alternate Commissioner
Dennis Stark, Commissioner
Vacant, Commissioner

Kristin Conroy, Commissioner
Chad teVelde, Vice Chairman
Vacant, Alternate Commissioner

CONSIDERATION OF THE ELMORE & SPELTS FILING 1 FIRST AMENDMENT, LOT 6A REZONE AND CONDITIONAL USE

Agenda Date: July 16, 2019

Attachments:

- A. Vicinity Map
- B. Zoning Vicinity Map
- C. Proposed Zoning Map
- D. Proposed Site Plan
- E. PCR-2019-12 A, B, C

Submitted by: Ali van Deutekom
Planner

Summary Statement: This is a request to consider a rezone and conditional use for an existing self storage business to expand onto an adjacent lot.

Detail of Issue/Request:

Applicant: dcb Construction, Inc., David Brinkerhoff

Owner: Dom and Ana Kickbush

Location and Zoning: The project site is located south of Highway 52 between Glacier Way and Puritan Way. The property is zoned C-H52 (Mixed-Use Highway 52).

Surrounding Land Uses and Zoning:

North	Land use: platted and undeveloped, Wyndham Hill Filing 4 Zoning: C-H52 with a PUD overlay
South	Land use: platted vacant lot and industrial businesses Zoning: I (Industrial)
West	Land use: Industrial/business light businesses Zoning: BLI (Business Light Industrial)
East	Land use: retail, restaurant, business uses, and a platted vacant lot Zoning: C-H52

Background Information:

The Glacier Park Storage conditional use was originally approved in 2007. The site included 15 storage buildings, an office and residence for the site manager on two lots in Glacier Business Park Amended First Filing. On November 9, 2006, The Board of Trustees adopted an ordinance to restrict storage facilities to 1 per a 3-mile radius within the Town of Frederick or in another jurisdiction. Because of this restriction the Town is basically “built out” with storage facilities. The only opportunity for an existing facility to gain more square footage is to expand up or onto an abutting lot.

Request:

This is a request for two planning actions, including: 1) a rezone from C-H52 zoning to BLI zoning. And 2) a conditional use approval of the new lot for enclosed mini storage.

Mixed-Use Highway 52 zoning does not permit a mini-storage warehouse. The applicant is requesting a rezone to allow the mini-storage warehouse as a conditional use. The new lot is 2.51 acres and would have a 2-story, 66,000 square foot building with 10 parking spaces. The lot is meeting the 25% required landscaped area for a storage facility.

If approved, the applicant will be required to complete the in-process subdivision amendment and site plan applications. These are both administrative processes which can be approved if the rezone and conditional use are approved. The applicant will also need to apply for a comprehensive plan amendment if the rezone is approved.

Review Criteria

The Town of Frederick Land Use Code sets forth the following review criteria for each of the proposed planning actions. Staff has provided comments for each set of criteria.

Zoning Review Criteria Analysis

The assignment of zoning is subject to review against the following criteria. Only one of the following criteria must be met for the proposed zoning to be approved:

- (1) To correct a manifest error in an ordinance establishing the zoning for a specific property;

Staff Comment: Criteria not met.

- (2) To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;

Staff Comment: Because of the Land Use Code requirement that restricts mini-storage warehouses to 1 per a 3-mile radius, an existing facility’s only option for horizontal expansion is to expand onto an abutting lot. The only opportunity for the Glacier Self Storage Facility to expand is to extend the boundary of the BLI zone district north, to a vacant lot abutting Highway 52.

- (3) The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan;

Staff Comment: Criteria not met

(4) The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan;

Staff Comment: Criteria not met

(5) The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area; or

Staff Comment: Criteria not met

(6) A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

Staff Comment: Criteria not met

Conditional Use Review Criteria:

The Town of Frederick Land Use Code sets forth the following review criteria for the proposed planning action.

1. The conditional use will satisfy all applicable provisions of this Code and subdivision regulations unless a variance is being requested.

Staff Comment: All provisions of the code are being met. No variances are being requested.

2. The conditional use will conform with or further the goals, policies and strategies set forth in the Comprehensive Plan.

Staff Comment: The lot being rezoned has the current zoning of C-H52. The comprehensive plan designates the lot as Corridor/Regional Commercial. Staff did not require the applicant to update the comprehensive plan because we were unsure the rezone would be granted. The conditional use does not conform with or further the goals, policies and strategies set forth in the comprehensive plan.

3. The conditional use will be adequately served with public utilities, services and facilities (i.e., water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.

Staff Comment: All the public utilities, services and facilities are being reviewed the site plan approval and are adequate for the mini-storage warehouse use.

4. The conditional use will not substantially alter the basic character of the district in which it is located or jeopardize the development or redevelopment potential of the district.

Staff Comment: A conditional use was approved for the original Glacier Park Storage facility in 2007. If the rezone is granted, the use of a storage facility in the BLI zone district does fit the existing character of the district.

5. The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.

Staff Comment: The applicant's traffic consultant reviewed the site and proposed use, generating a trip generation analysis for the additional storage units. It is their professional opinion that the proposed site-generated traffic resulting from the additional building area is expected to create no negative impact on the surrounding roadway network.

6. Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall satisfactorily address the following impacts:

- (a) Traffic; and
- (b) Activity levels

Staff Comment: There will be a small increase in traffic. The additional development has the potential to generate approximately 104 daily trips. Only 7 of those trips will be during the morning peak hour and 12 of those trips during the afternoon peak hour which is significantly less than most business uses in the business light industrial park.

Additionally, there will be very little additional outdoor activity on the site. A majority of the storage units are accessed from the interior of the building.

- (c) Light

Staff Comment: The applicant is using only full cut-off and downward facing lighting that meets the requirements of the Frederick Land Use Code.

- (d) Noise

Staff Comment: There is very little noise associated with a storage facility, there will be trucks unloading and loading belongings throughout each day.

- (e) Odor

Staff Comment: There are no odors created by the facility.

- (f) Building type, style and scale

Staff Comment: The proposed building meets the architectural standards for the BLI zone district. The building is textured masonry, glass storefront, and architectural metal panels.

(f) Hours of operation

Staff Comment: The office hours are anticipated from 8:00am to 6:00pm. Extended hours are offered to customers using a security keypad to access the facility.

(g) Dust

Staff Comment: The site will be fully developed. There are no dust concerns. During construction, efforts will be made to keep the dust generated at minimum.

(h) Erosion control.

Staff Comment: An erosion control plan has been submitted to the Town and will be followed during construction and after the project is complete.

Public Notice: This project was properly noticed according to the requirements of Section 4.5 of the Frederick Land Use Code. Staff received no comments on the project.

Legal/Political Considerations: The application has been reviewed by the Town Attorney, whose comments have been incorporated accordingly.

Alternatives/Options: Planning Commission may recommend approval of the request, denial of the request, or approval of the request with conditions.

Staff Recommendation: Staff requests that the Planning Commission provide direction on this approval. There is a specific section, within the Land Use Code, in which this project cannot comply. Section 3.4.2.b.(6)(a) states “*All storage facilities should be located in areas with limited development opportunities, such as oil and well setbacks, areas of subsidence or areas with other physical land constraints that limit the development of structures.*” This is an area of Town with a high opportunity for development. Furthermore, as stated earlier, the rezone and conditional use do not further any of the goals and objectives in our comprehensive plan. However, the business is existing and because of our Land Use Code restrictions on storage facilities, they have very limited options to expand within the Town.



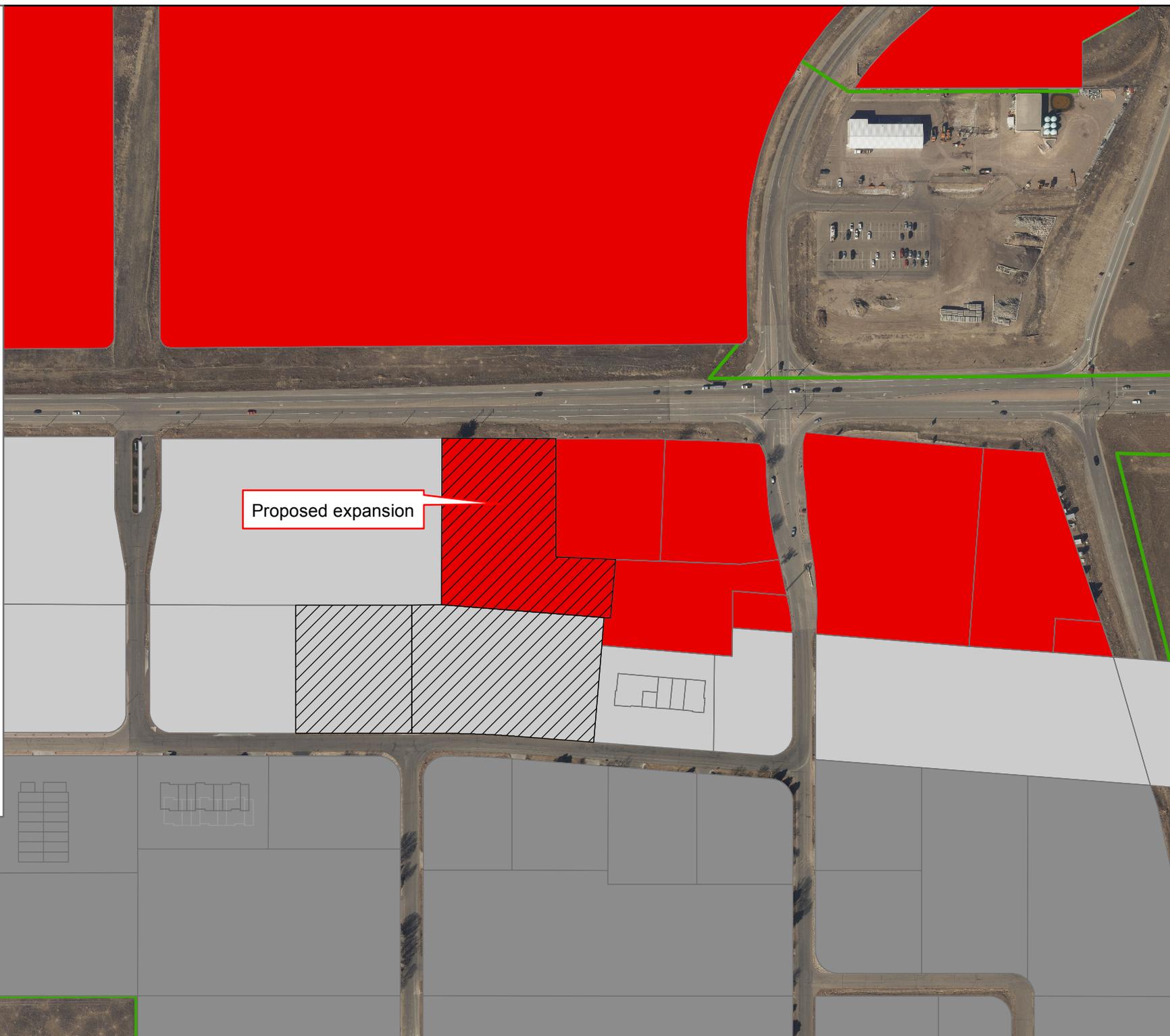
Zoning Vicinity Map

Zoning

ZONE_

- R-E
- R-1
- R-2
- R-3
- R-MH1
- C-D
- C-N
- C-C
- C-H52
- C-E
- DN-A
- DN-B
- BLI
- I
- A
- P

0 40 80 160 240 Feet



Proposed expansion

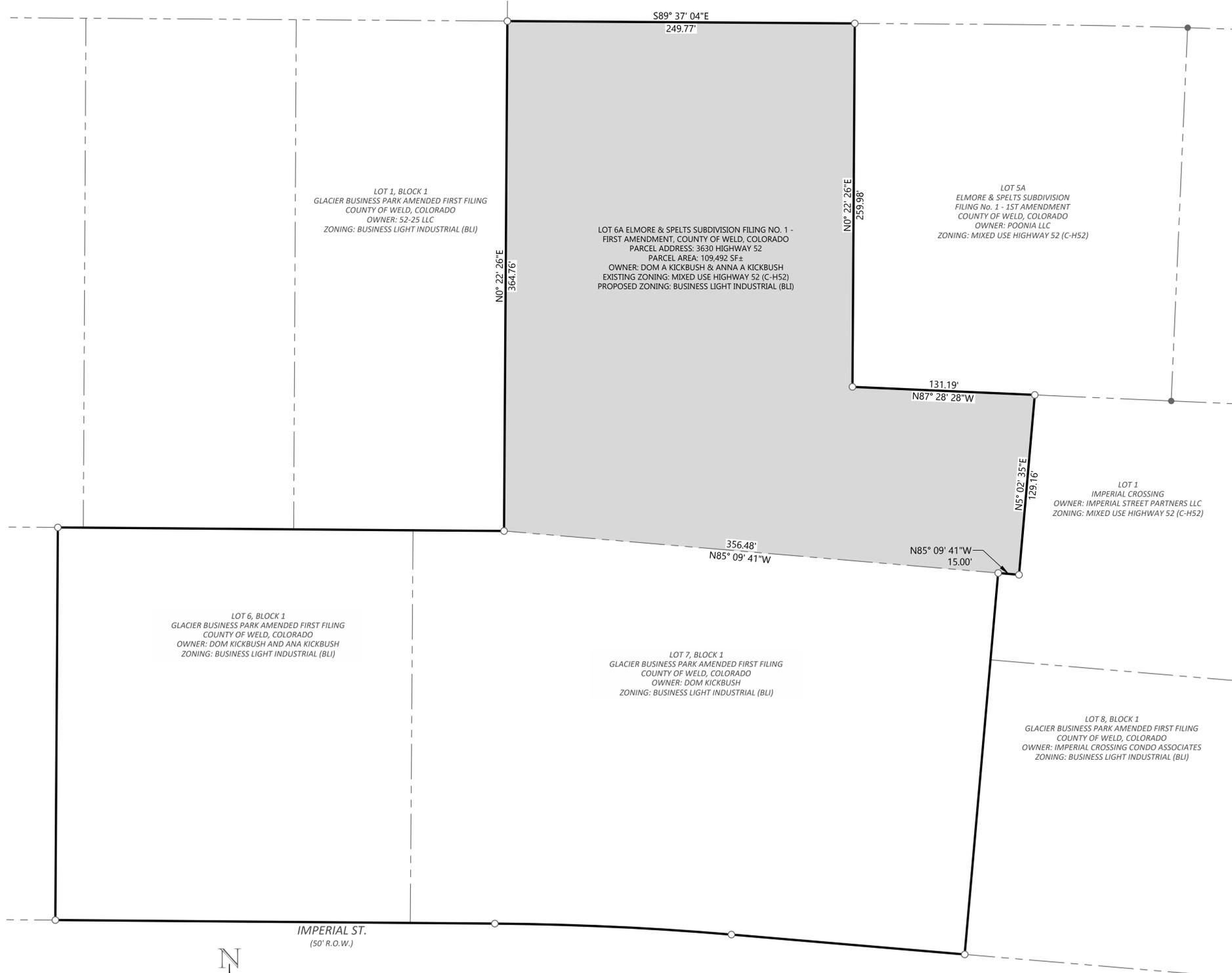


Proposed expansion

LEGEND:
 ———— PROPERTY LINE
 - - - - - EXISTING LOT LINE
 [SHADING] LOT FOR REZONE

BASIS OF BEARINGS:
 BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6TH P.M., COUNTY OF WELD, STATE OF COLORADO WHICH BEARS S89°44'22"E BETWEEN THE MONUMENTS SHOWN HEREON, PER ELMORE & SPELTS SUBDIVISION FILING NO. 1 - 1ST AMENDMENT RECORDED AS RECEPTION NO. 3305756, DATED 07/25/2005 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE.

STATE HWY. 52
 (R.O.W. VARIES)



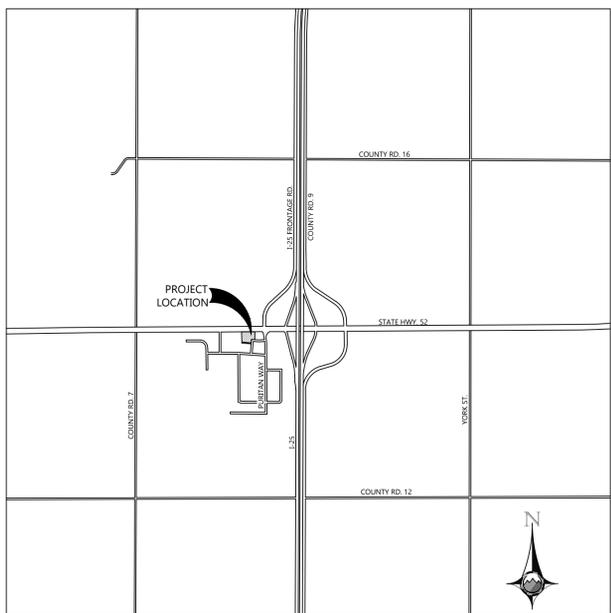
CERTIFICATE OF OWNERSHIP
 KNOW ALL MEN BY THESE PRESENTS THAT DOM A KICKBUSH & ANNA A KICKBUSH BEING THE OWNERS, MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:
 ELMORE & SPELTS BUSINESS PARK FIRST FILING LOT 1, BLOCK 1, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
 HAVING LAID OUT THIS ZONING MAP OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF GLACIER PARK SELF STORAGE, THUS DESCRIBED SITE PLAN MAP CONTAINS 2.514 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY EXISTING AND/OR PUBLIC RECORD.

EXECUTED THIS ____ DAY OF _____, 20__.
 OWNER (DOM A KICKBUSH) _____
 OWNER (ANNA A KICKBUSH) _____
 STATE OF COLORADO)
) SS
 COUNTY OF)
 THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY DOM KICKBUSH, ACTING AS HIS CAPACITY IN HIS INDIVIDUAL CAPACITY, THIS ____ DAY OF _____, 20__.
 WITNESS MY HAND AND SEAL _____
 MY COMMISSION EXPIRES _____
 NOTARY PUBLIC _____

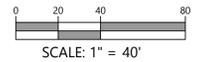
SURVEYING CERTIFICATE
 I, JESUS A. LUGO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.
 I FURTHER CERTIFY THAT THIS ZONING MAP AND LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF _____, 20__.

BY: JESUS A. LUGO
 PLS 38081

(SEAL)
STAFF CERTIFICATE OF APPROVAL
 THIS ZONING MAP OF THE GLACIER PARK SELF STORAGE IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK THIS ____ DAY OF _____, 20__.
 PLANNING DIRECTOR OR TOWN ADMINISTRATOR _____



VICINITY MAP
 N.T.S.



REVISIONS		
NO.	DATE	DESCRIPTION
1	5/31/2019	TOWN COMMENTS

PROJ. NO.: 19004
 DATE: 4/12/2019
 DRAWN BY: MAA
 CHECKED BY: TAL

DRAWING NO. Z1

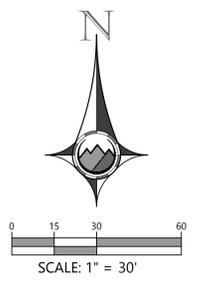
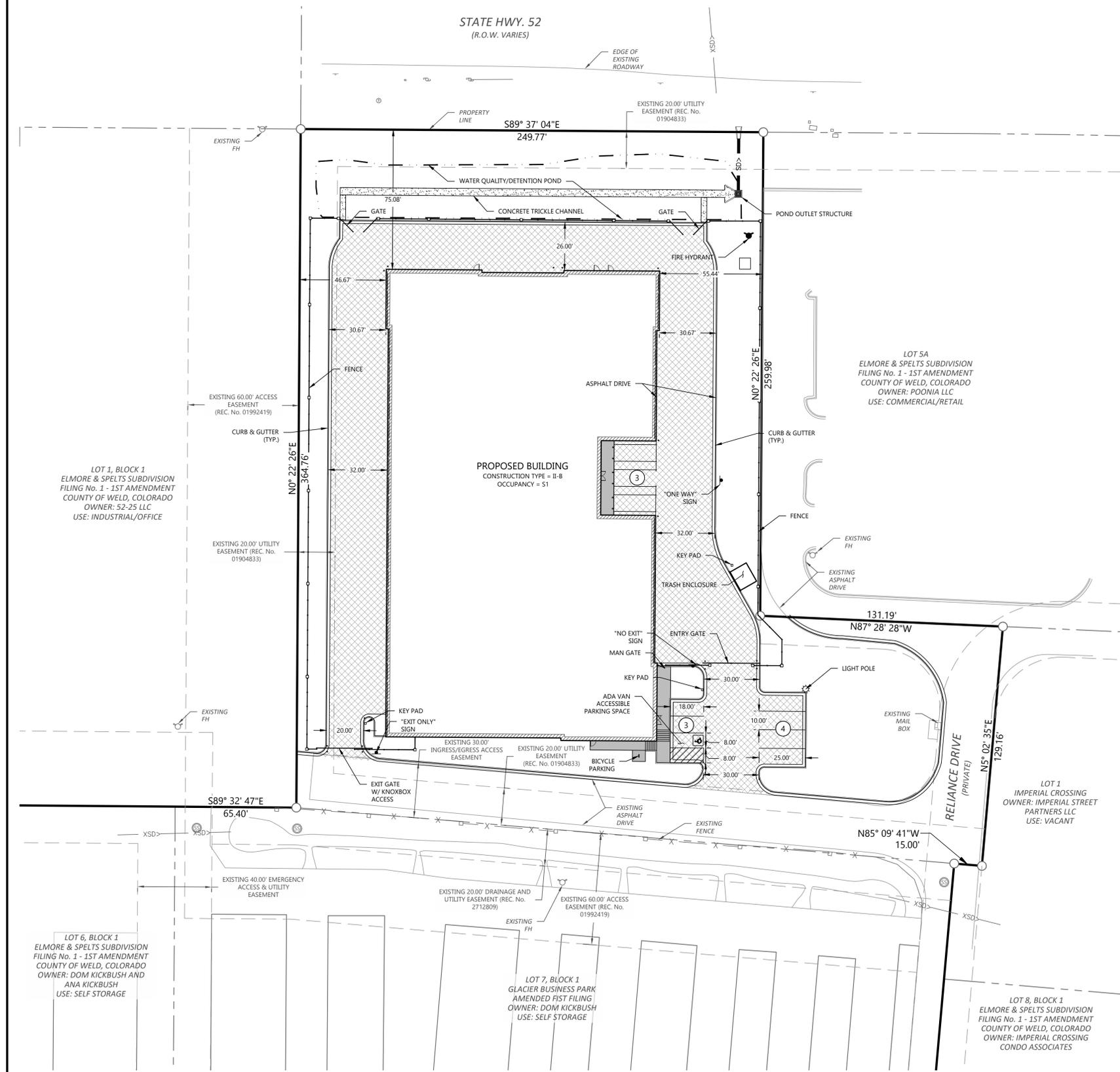
ELMORE & SPELTS BUSINESS PARK FIRST FILING LOT 1, BLOCK 1 SITE PLAN

ELMORE & SPELTS BUSINESS PARK FIRST FILING LOT 1, BLOCK 1
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

LEGEND:

	PROPERTY LINE
	EXISTING LOT LINE
	LIMITS OF PLANNING AREA
	ADA ACCESSIBLE ROUTE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SAWCUT
	PROPOSED ASPHALT
	PROPOSED WALK
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
	PROPOSED SIGN
	EXISTING SIGN

NOTES:
1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.



REVISION/SUBMISSION	DATE	PLANNING SUBMITTAL	TOWN COMMENTS
04/12/2019	05/30/2019		

DESIGN PROJECT No. 19-908
CONSTRUCTION PROJECT No.
DRAWING FILE
SITE PLAN
DRAWING No. **2**
2 of 10

A NEW BUILDING FOR:
GLACIER PARK STORAGE
3759 IMPERIAL STREET
FREDRICK, COLORADO



ELMORE & SPELTS BUSINESS PARK FIRST FILING LOT 1, BLOCK 1 SITE PLAN

ELMORE & SPELTS BUSINESS PARK FIRST FILING LOT 1, BLOCK 1
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

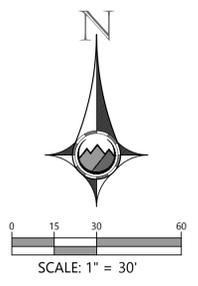
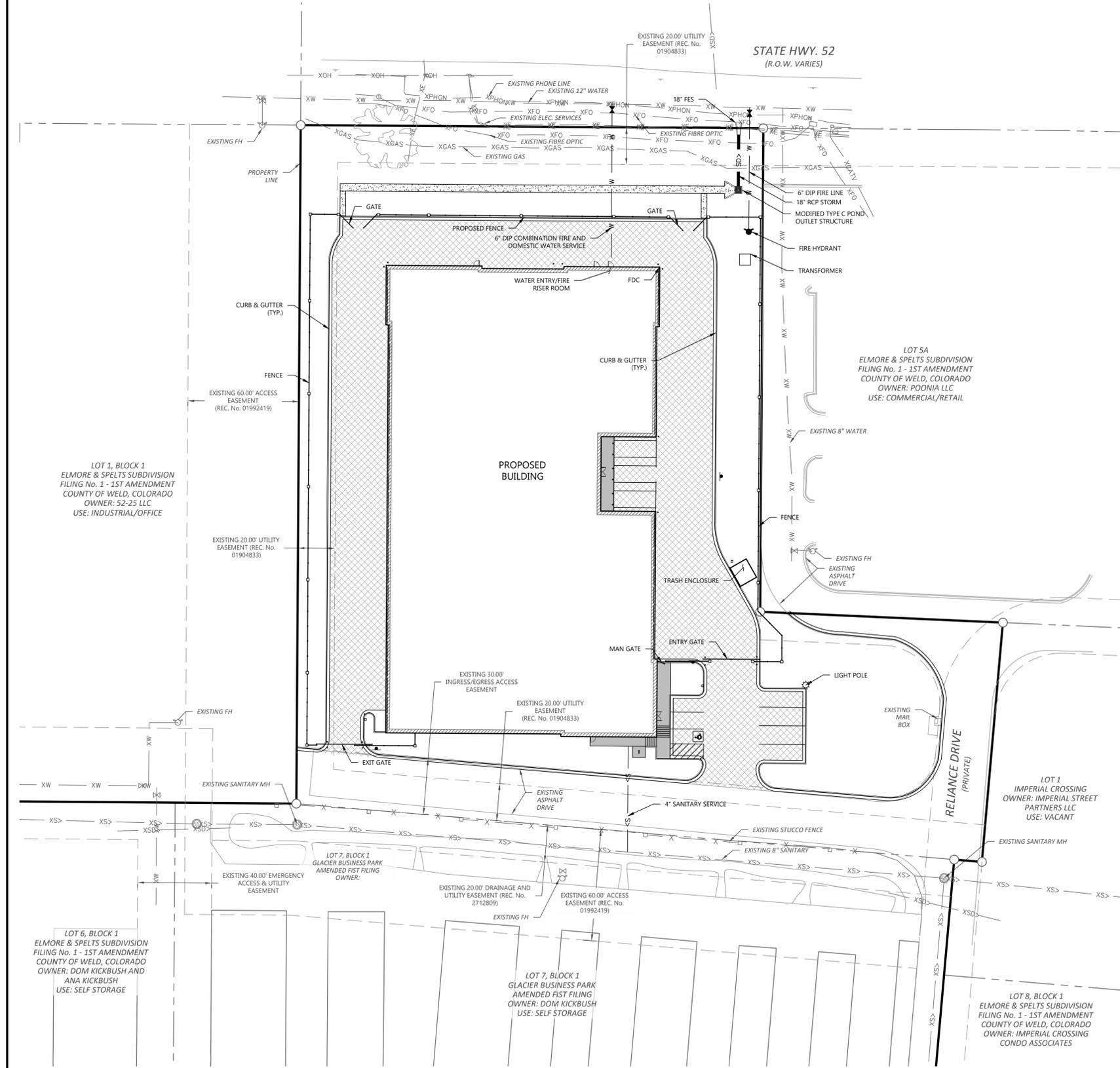
LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED STORM LINE W/ F.E.S.
	EXISTING STORM LINE W/ F.E.S.
	PROPOSED INLET
	EXISTING INLET
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT & VALVE
	EXISTING HYDRANT & VALVE
	PROPOSED SAN SEWER LINE
	EXISTING SAN SEWER LINE
	EXISTING ELECTRICAL LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING IRRIGATION LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE

- NOTES:**
- CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS SHOWN ON THESE PLANS AND FIELD CONDITIONS.
 - ALL PIPE LENGTHS AND STATIONS ARE TO CENTER OF STRUCTURE. ACTUAL FIELD LENGTHS MAY VARY.
 - ALL WATERLINE WORK SHALL CONFORM TO LEFT HAND WATER DISTRICT STANDARDS AND SPECIFICATIONS. ALL NECESSARY PLAN APPROVALS AND PERMITS SHALL BE OBTAINED PRIOR TO COMMENCING WATERLINE WORK.
 - ALL SANITARY SEWER WORK SHALL CONFORM TO ST VRAIN SANITATION DISTRICT STANDARDS AND SPECIFICATIONS. ALL NECESSARY PLAN APPROVALS AND PERMIT SHALL BE OBTAINED PRIOR TO COMMENCING SANITARY SEWER WORK.
 - DRY UTILITY SERVICES, LAYOUTS, AND CONSTRUCTION SHALL BE COORDINATED WITH UTILITY PROVIDERS.

FIRE FLOW CALCULATION

CONSTRUCTION TYPE: II-B
 FIRE FLOW CALCULATION AREA: 70,993 SF
 BASE FIRE FLOW REQUIRED: 5,500 GPM
 75% REDUCTION FOR SPRINKLER
 REDUCED FIRE FLOW REQUIRED: 1,375 GPM*
 *MINIMUM FIRE FLOW REQUIREMENT: 1,500 GPM - 1 HYDRANT



REVISION/SUBMISSION	DATE	PLANNING SUBMITTAL	TOWN COMMENTS
	04/12/2019		
	05/30/2019		

999 East 52nd Avenue Denver, Colorado 80216 303.287.8828 Fax 303.287.8897 www.dcb.com

dcb construction company, inc.

**A NEW BUILDING FOR:
GLACIER PARK STORAGE**
3759 IMPERIAL STREET
FREDERICK, COLORADO

Design Project No. **19-908**
 Construction Project No.
 Drawing Title: **UTILITY PLAN**
 Drawing No.: **3**



ELMORE & SPELTS BUSINESS PARK FIRST FILING LOT 1, BLOCK 1 SITE PLAN

ELMORE & SPELTS BUSINESS PARK FIRST FILING LOT 1, BLOCK 1
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

LEGEND:

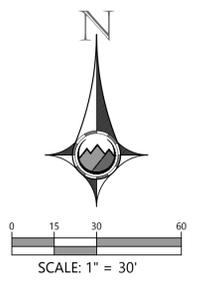
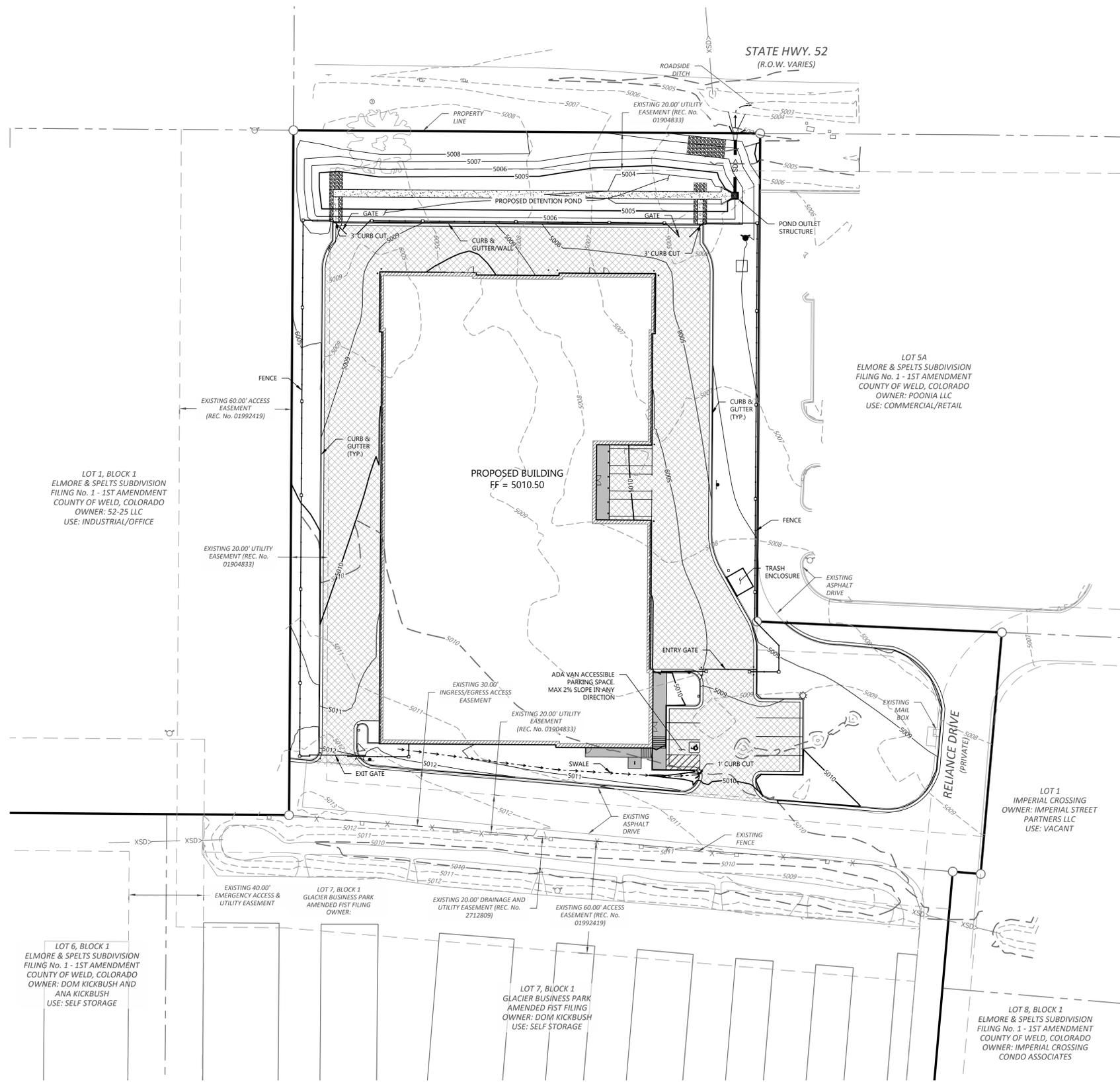
	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	5400 PROPOSED 5' CONTOUR
	5401 PROPOSED 1' CONTOUR
	5400 EXISTING 5' CONTOUR
	5401 EXISTING 1' CONTOUR
	PROPOSED SWALE
	PROPOSED STORM LINE W/ F.E.S.
	PROPOSED STORM INLET
	FLOW DIRECTION
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	SLOPE AND DIRECTION
	HIGH POINT
	LOW POINT
	GRADE BREAK

BENCHMARK:
NGS BENCHMARK "CHEVY"

LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 52 AND 87 FEET WEST FROM THE TRAFFIC LIGHT POLE AT NORTHWEST CORNER OF THE INTERSECTION.
ELEVATION = 4998 FEET (NAVD 1988)

NOTES:

- SPOT ELEVATION VALUES ARE BASED ON NATIONAL GEODETIC SURVEY VERTICAL DATUM (WITH THE TWO LEADING DIGITS TRUNCATED) AND DO NOT RELATE TO ARCHITECTURAL ELEVATIONS RELATIVE TO FINISHED FLOOR (I.E. +100'-0").
- UNLESS SPECIFICALLY SHOWN OTHERWISE, ALL SIDEWALKS TO SLOPE 1.8% AWAY FROM BUILDINGS OR STRUCTURES TOWARD PARKING LOTS, DRIVE LANES, ROADS OR LOW POINTS.
- UNLESS SPECIFICALLY SHOWN OTHERWISE, ALL PROPOSED WALKS AND TRAILS SHALL BE ADA ACCESSIBLE WITH A MAXIMUM LONGITUDINAL SLOPE OF 5.0%.
- ALL GRADING SHALL CONFORM WITH THE GEOTECHNICAL RECOMMENDATIONS FROM THE CURRENT GEOTECHNICAL STUDY FOR THIS PROJECT.
- PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- MAXIMUM FINISHED GRADES SHALL BE -1' (H.V).
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL EXISTING UTILITIES ONSITE PRIOR TO CONSTRUCTION AND PROTECT OR RELOCATE ALL EXISTING UTILITIES DURING GRADING OPERATIONS. THIS PLAN DOES NOT CONSTITUTE A UTILITY LOCATE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES WITH THESE PLANS.



DATE	REVISION/SUBMISSION	PLANNING SUBMITTAL	TOWN COMMENTS
04/12/2019			
05/30/2019			

900 East 52nd Avenue
dcj construction company, inc.
 Denver, Colorado 80216 303.287.2826 Fax: 303.287.2887 www.dcoi.com

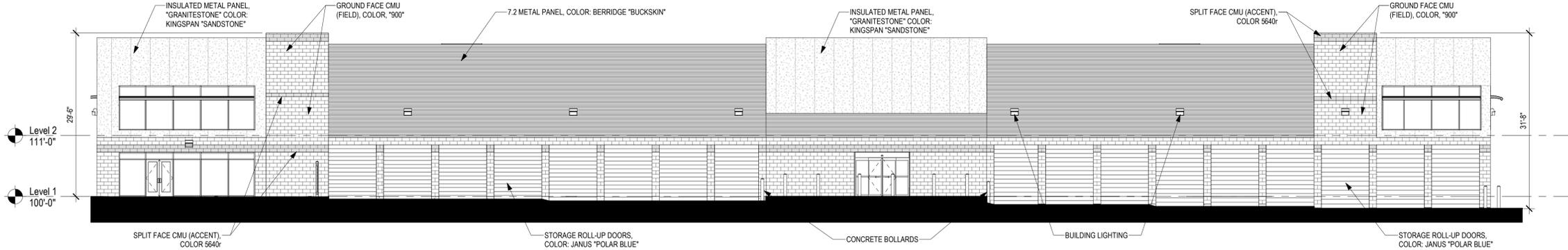
**A NEW BUILDING FOR:
GLACIER PARK STORAGE**
 3759 IMPERIAL STREET
 FREDRICK, COLORADO

Design Project No. **19-908**
 Construction Project No.
 Drawing Title
GRADING PLAN
 Drawing No.
4

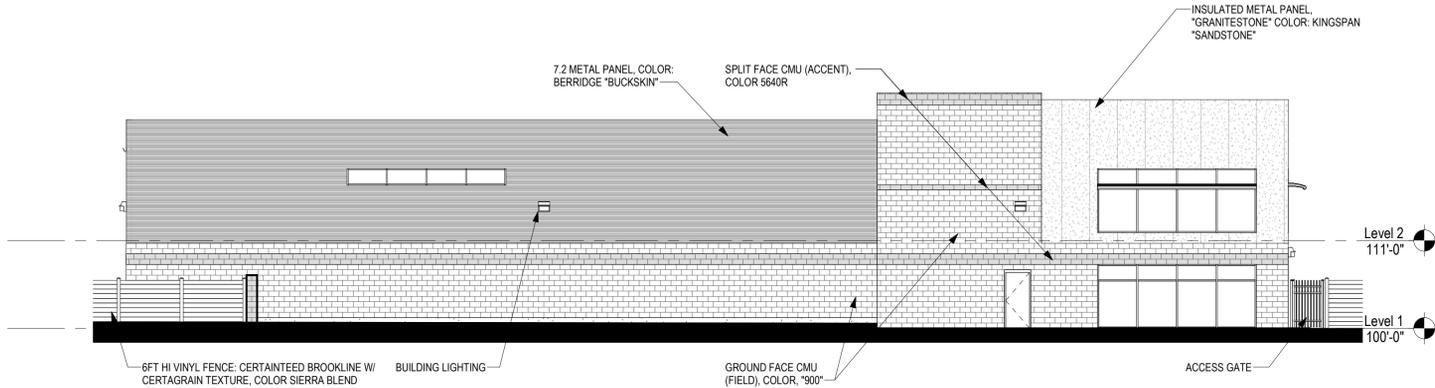


GLACIER PARK SELF STORAGE DEVELOPMENT PLAN

LOT 6, ELMORE & SPELTS SUBDIVISION, FILING NO. 1 - FIRST AMENDMENT,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



EAST ELEVATION



SOUTH ELEVATION

REVISION/SUBMISSION	DATE
PLANNING SUBMITTAL	04/12/2019

These plans are an instrument of service and are the property of DCB Construction Company, Inc. All rights are reserved. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of DCB Construction Company, Inc. Copyrights and infringements will be enforced and prosecuted@2019

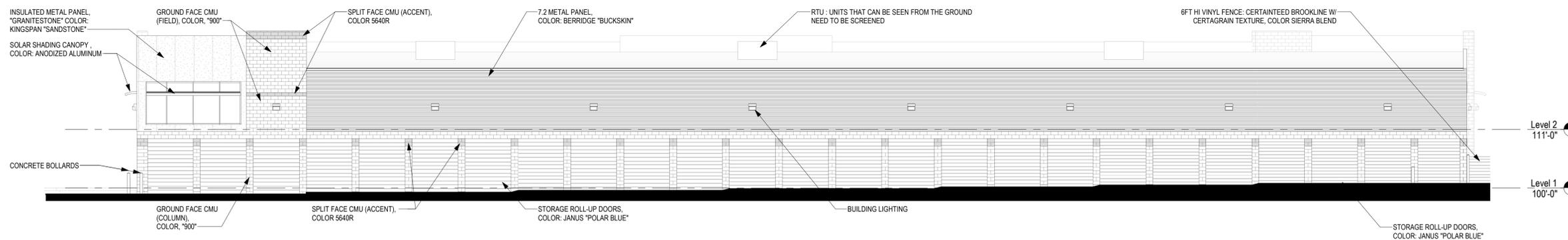
dcbb construction company, inc.
999 East Grand Avenue Denver, Colorado 80216 303.287.5825 Fax 303.287.2897 www.dcbi.com

A NEW BUILDING FOR:
GLACIER PARK STORAGE
3759 IMPERIAL STREET
FREDRICK, COLORADO

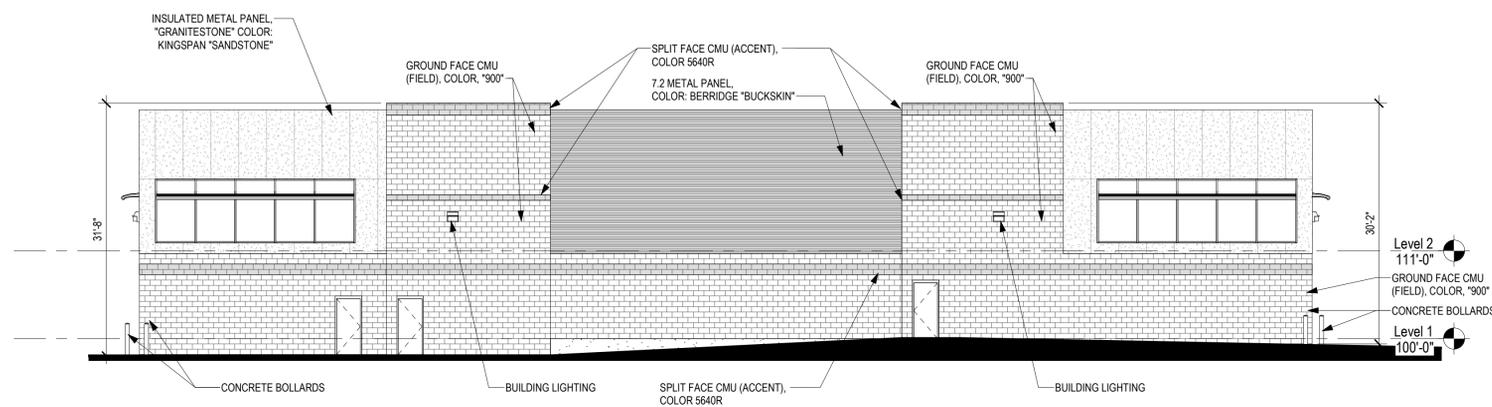
Design Project No. **19-908**
Construction Project No.
Drawing Title
ELEVATIONS
Drawing No.
5
5 of 10

GLACIER PARK SELF STORAGE DEVELOPMENT PLAN

LOT 6, ELMORE & SPELTS SUBDIVISION, FILING NO. 1 - FIRST AMENDMENT,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



WEST ELEVATION

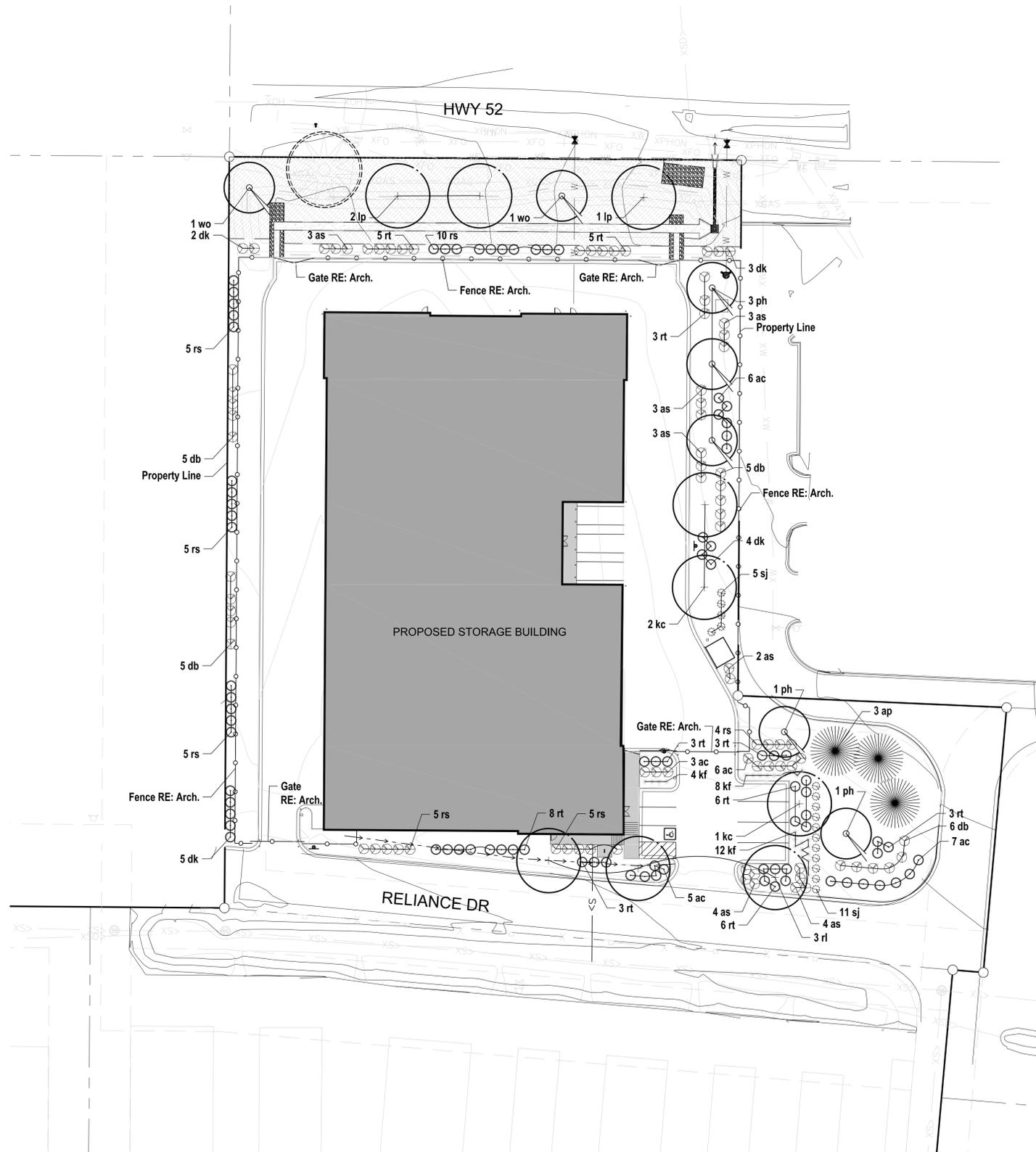


NORTH ELEVATION

REVISION/SUBMISSION	DATE	PLANNING SUBMITTAL
	04/12/2019	
<p>These plans are an instrument of service and are the property of DCB Construction Company, Inc. All rights are reserved. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of DCB Construction Company, Inc. Copyrights and infringements will be enforced and prosecuted @ 2019</p>		
<p>dcb construction company, inc. 900 East Grand Avenue Denver, Colorado 80216 303.257.5525 Fax 303.257.5897 www.dcb.com</p>		
<p>A NEW BUILDING FOR: GLACIER PARK STORAGE 3759 IMPERIAL STREET FREDRICK, COLORADO</p>		
Design Project No.	19-908	
Construction Project No.		
Drawing Title	ELEVATIONS	
Drawing No.	6	
	6 of 10	

ELMORE & SPELTS BUSINESS PARK FIRST FILING LOT 1, BLOCK 1 SITE PLAN

ELMORE & SPELTS BUSINESS PARK FIRST FILING LOT 1, BLOCK 1
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



LANDSCAPE CALCULATIONS	
LOT SIZE:	109,492 S.F.
LANDSCAPE AREA (25% of Lot Area):	27,443 S.F.
REQUIRED TREES (1/2000 SF):	14
REQUIRED SHRUBS (1/150 SF):	183
PROVIDED TREES:	19
PROVIDED SHRUBS:	183
TURF AREA:	
REQUIRED TURF AREA (10% LANDSCAPE AREA):	2,744 S.F.
PROVIDED TURF AREA(NATIVE GRASS):	9,905 S.F. (45%)
LIVE PLANT MATERIAL:	
REQUIRED LIVE PLANT AREA (75% LANDSCAPE AREA):	20,582 SF
PROVIDED LIVE PLANT AREA:	21,405 (78%)

PLANT MATERIAL SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
SHADE TREE					
rl	3	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2.5" CAL.	B & B
lp	3	LONDON PLANETREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	2.5" CAL.	B & B
kc	3	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2.5" CAL.	B & B
ph	4	PRAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	2.5" CAL.	B & B
wo	2	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	B & B
EVERGREEN TREE					
ap	3	AUSTRIAN PINE	PINUS NIGRA	6'-8" HT.	B & B
SHRUBS					
ac	27	ALPINE CURRANT	RIBES ALPINUM	5 GAL.	CONT.
dk	14	DWARF KOREAN LILAC	SYRINGAMEYERI 'PALIBIN'	5 GAL.	CONT.
db	21	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.
rt	45	RED TWIG DOGWOOD	CORNUS ALBA 'SIBIRICA'	5 GAL.	CONT.
rs	39	RUSSIAN SAGE	PEROVSKIA ARTIPILICIFOLISA	5 GAL.	CONT.
as	21	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	5 GAL.	CONT.
sj	16	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	5 GAL.	CONT.
ORNAMENTAL GRASSES					
kf	24	KARL FOERSTER FEATHER REED	CALAMAGROSIC ACUTI 'KARL FORESTER'	1 GAL.	CONT.

LANDSCAPE LEGEND:

- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- GROUND COVER
 - NATIVE SEED W/ EROSION CONTROL BLANKET (WHERE NECESSARY)
 - NOTE: EROSION CONTROL BLANKET TO BE INSTALLED WHERE APPLICABLE
- BARK MULCH:
 - 3" MINIMUM COVERAGE
 - WEED BARRIERS TO BE INSTALLED IN ALL PLANTING BEDS
- PLASTIC EDGING

MIX RATIO: SEEDING RATE - 20lbs/acre

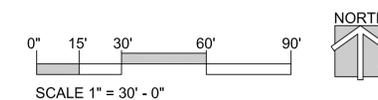
- 10% ALKALI SACATON - Sporobolus airoides
- 10% INLAND SALTGRASS - Distichlis spicata
- 10% NUTTALL'S ALKALIGRASS - Puccinellia nuttalliana
- 10% PRAIRIE CORDGRASS - Spartina pectinata
- 10% SLENDER WHEATGRASS - Elymus trachycaulus spp.
- 10% WESTERN WHEATGRASS - Pascopyrum smithii
- 10% FOWL MANNAGRASS - Glycyrris striata
- 10% HARDSTEM BULRUSH - Scirpus acutus
- 10% BALTIC RUSH - Juncus balticus
- 10% CREEPING SPIKERUSH - Eleocharis palustris

EROSION CONTROL BLANKET

- MANUFACTURE: WESTERN EXCELSIOR
- TYPE: CS3 DOUBLE NET PHOTO DEGRADABLE
- INSTALL AND ATTACH PER MANUFACTURERS RECOMMENDATIONS

LANDSCAPE NOTES:

- The developer, his successors, and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved landscape plan, including the landscaping within the right-of-way.
- Landscaping shall be continuously maintained including necessary watering, weeding, pruning, pest control, and replacement of dead or diseased plant material shall be of the same type of plant material as set forth in the approved site plan (a tree must replace a tree or a shrub must replace a shrub). Any replacement shall occur in the next planting season, but in no case shall replacement exceed 1 year.
- This approved landscape plan shall be on file in the Planning Division. All landscaping will be installed as delineated on the plan prior to the issuance of any Certificate of Occupancy.
- No vehicle parking is allowed in any landscape treatment area.
- All landscape areas and plant materials must be watered by an automatic underground irrigation system. Irrigation system design, installation, operation, and maintenance shall conform to the requirements of the Town.
- All non-native plantings to be irrigated.



DATE	04/12/2019	REVISION/SUBMISSION	PLANNING SUBMITTAL	TOWN COMMENTS
DATE	05/30/2019	REVISION/SUBMISSION		

A NEW BUILDING FOR:

GLACIER PARK STORAGE

3759 IMPERIAL STREET
FREDERICK, COLORADO

Design Project No. **19-908**

Construction Project No.

Drawing Title: **LANDSCAPE PLAN**

Drawing No. **L1.0**

1 of 2

909 East 23rd Avenue
Denver, Colorado 80216 303.287.2825 Fax 303.287.2897 www.dcb.com

ELMORE & SPELTS BUSINESS PARK FIRST FILING LOT 1, BLOCK 1 SITE PLAN

ELMORE & SPELTS BUSINESS PARK FIRST FILING LOT 1, BLOCK 1
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

DATE	REVISION/SUBMISSION
04/12/2019	PLANNING SUBMITTAL
05/30/2019	TOWN COMMENTS

These plans are an instrument of service and are the property of DCB Construction Company, Inc. Any reproduction or use of these plans without the written consent of DCB Construction Company, Inc. is prohibited. All rights reserved. © 2019.

dcbb construction company, inc.
900 East 24th Avenue Denver, Colorado 80216 303.287.2825 Fax 303.287.2897 www.dcb.com

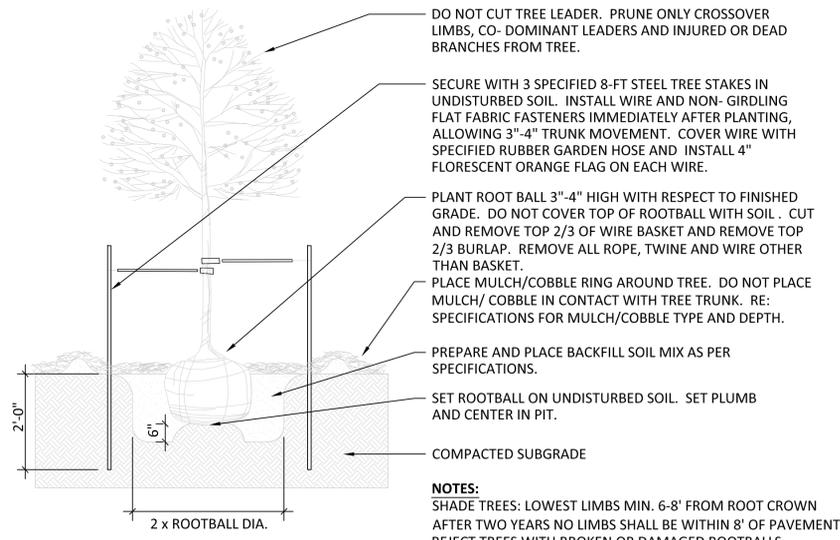
A NEW BUILDING FOR:
GLACIER PARK STORAGE
3759 IMPERIAL STREET
FREDERICK, COLORADO

Design Project No. **19-908**
Construction Project No.
Drawing Title:
LANDSCAPE NOTES & DETAILS
Drawing No. **L1.1**

2 of 2

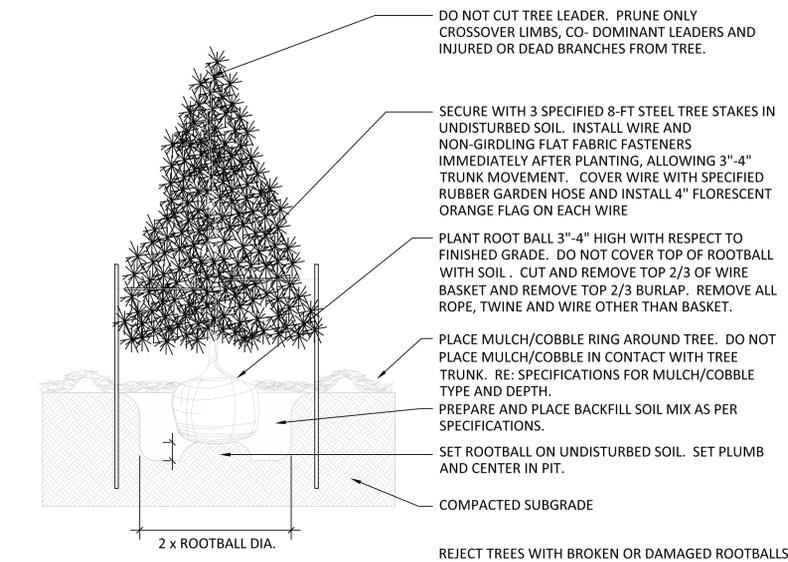
GENERAL PLANTING NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
- LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
- FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (1/3) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF THE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
- PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUNK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
- COMMERCIAL GRADE 3/8 INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE ARCHITECT A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- PLANT SYMBOLS ON SHEET L1.0 ARE SYMBOLS ONLY. CONTRACTOR IS RESPONSIBLE FOR THE CORRECT INSTALLATION OF PLANT SPECIES PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORTS AND CIVIL UTILITY LAYOUT PLANS.



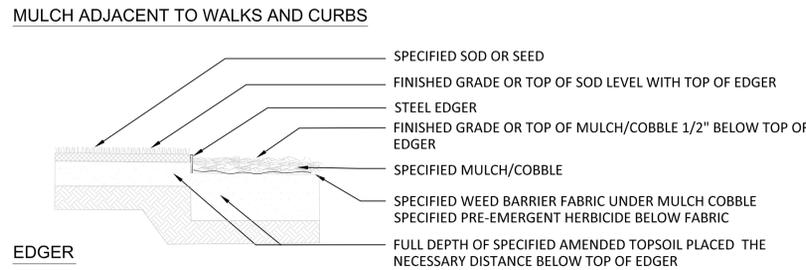
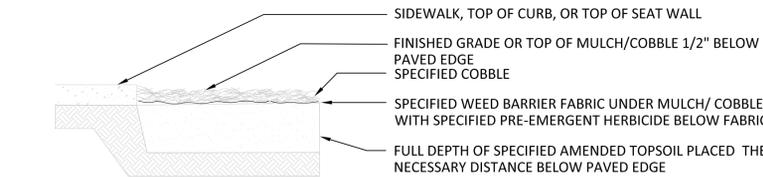
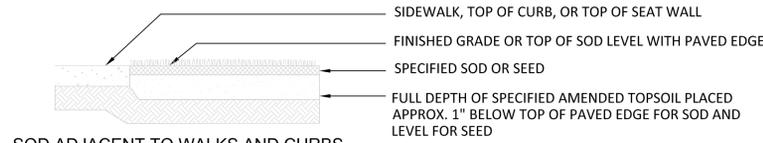
1 DECIDUOUS TREE

NOT TO SCALE



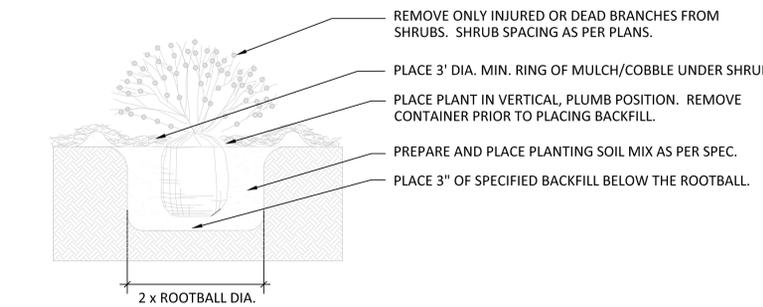
2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

PERFORMANCE GUARANTEE:

- ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF TWO YEARS FROM SUBSTANTIAL COMPLETION OF THE PROJECT.

1 **PCR-2019-12B**

2 **A Resolution of the Planning Commission**

3 **Recommending Denial of the Elmore and Spelts Filing 1, First Amendment, Lot 6A Rezone**
4 **and Conditional Use**

5
6 Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

7
8 Section 1. The Frederick Planning Commission finds that:

9 1.1 An application for the Elmore and Spelts Filing 1, First Amendment, Lot 6A
10 Rezone and Conditional Use has been submitted.

11 1.2 Said application was found to be complete through the review process.

12 1.3 Said application was considered during a public meeting held July 16, 2019.

13 1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.

14 1.5 Said application conforms with the applicable requirements of Section 4.7.2 and
15 4.9.4 of the Frederick Land Use Code.

16 Section 2. This resolution constitutes the written report, findings and decision of the Town
17 of Frederick Planning Commission.

18 Section 3. On the basis of the above, the Town of Frederick Planning Commission
19 recommends denial of the application.

20
21 This resolution approved this 16th day of July, 2019 by a vote of ___ to ___.

22
23 _____
24 Tracy Moe, Chairperson, Planning Commission
25
26
27
28
29
30

