



City of Florence

600 West 3rd Street
 Florence, Colorado 81226
 (719) 784-4848 Fax (719) 784-0228
 Email: planning@florencecolorado.org

FLORENCE PLANNING COMMISSION MEETING MINUTES

THURSDAY, JULY 18, 2024

5:30 P.M.

Commissioners	Present	Absent
Chair Beth Lenz	X	
Planning Commissioner Brandon Angel	X	
Planning Commissioner Kirk Nelson	X	
Planning Commissioner Tabby Selakovich	X	
Planning Commissioner Paul Villagrana	X	
City Council Representative Mergelman	X	

Staff Present	Present	Absent
Planning Director Fox	X	
City Manager Nasta	X	

I. Call to Order

Chair Lenz calls the meeting to order at 5:32 p.m.

II. Roll Call

All Commissioners present.

Council Representative Mergelman present.

III. Approval of the Minutes from the June 20, 2024 Meeting

Commissioner Angel makes a motion to approve the meeting minutes from June 20, 2024.

Seconded by Commissioner Villagrana.

Roll Call: 4 Ayes The motion carries. Chair Lenz abstains.

IV. Old Business:

a) **Willow Creek Estates Subdivision** - Willow Creek Estates Filing No. 2

- Planning Director states J + M Investments, owner of Willow Creek Estates Subdivision, submitted a re-subdivision application for lots 1 through 25 and lots 126 through 143. 41 lots will potentially be subdivided into 96 smaller lots with two lots being slightly adjusted. The request for the smaller lots is to allow for the construction of 24 four-unit townhome structures



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- instead of a single-family dwelling unit. The Planning Commission convened on July 20, 2023, for a Public Hearing and review of the Preliminary Plats for Willow Creek Estates Filing No. 2 and approved the Plats with conditions. Planning Director outlines the staff report pertaining to the required conditions.
- Jay Stoner states that the original lots are going to be reconfigured into smaller lots, four lots to build one townhome structure, each townhome will be individually owned.
 - Chair Lenz inquires if Mr. Stoner has read the letter from Jacobs Engineering.
 - Mr. Stoner states that he has read the letter and agrees with the statements.
 - Commissioner Angel inquires about water taps and union ditch shares.
 - Planning Director states that a 1” water tap is required for each four-unit townhome structure and that translates into seven additional water shares.

Commissioner Angel makes motion that based on the requirements delineated in the City of Florence Subdivision Regulations and following the fulfillment of the conditions for the preliminary plat approval, find the Final Plats and Address Plat for Willow Creek Estates Filing No. 2 shall be approved with the following conditions based on the recommendation of the City Engineer:

- a) The developer shall install a water stub-connection, blowoff hydrant and line valve in the northeast corner of the development, on the west side of Highway 67.
- b) The developer shall provide a permanent 40-foot-wide easement for the water stub connection from developed street, River Rock Blvd, to the edge of the right-of-way for Highway 67.

And recommend to the City Council for a final decision.

Seconded by Commissioner Selakovich

Roll Call: 5 ayes The motion carries.

V. New Business:

None

The meeting adjourned at 5:48 p.m.

By: _____
Planning Commission Chair

Date: _____