



# Town Board of Trustees

Tuesday, March 9, 2021 at 7:00 pm

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

## 1. Meeting Information

To watch a live stream of the meeting

The information for the Town's virtual meeting can be found below:

<https://us02web.zoom.us/j/86466712807>

Meeting ID: 864 6671 2807

Passcode: 675581

One tap mobile

+16699006833

## 2. Call to Order

Royce D. Pindell, Mayor

### a. Roll Call

## 3. Pledge of Allegiance

Royce D. Pindell, Mayor

### Attachments:

- **American Flag** (American\_Flag.pdf)

## 4. Approval of Agenda

Royce D. Pindell, Mayor

## 5. Consent Agenda

Royce D. Pindell, Mayor

### a. February 23, 2021 - Regular Meeting Minutes

#### Attachments:

- **February 23, 2021 - Regular Meeting Minutes** (02-23-2021\_-\_Regular\_Meeting\_Minutes.pdf)

### b. Well 6 Site Improvements, Phase 1

#### Attachments:

- **Well 6 Site Improvements, Phase 1** (Memo\_-\_Bennett\_Well\_6\_Site\_Ph\_1\_Recommendation\_03-03-2021.pdf)
- **Suggested Motion** (suggested\_motion.pdf)

**c. Well 6 Site Improvements, Phase 2**

**Attachments:**

- **Well 6 Site Improvements, Phase 2** (Memo\_-\_Bennett\_Well\_6\_Site\_Ph\_2\_Recommendation\_03-03-2021.pdf)
- **Suggested Motion** (suggested\_motion.pdf)

## **Public Comments on Items Not Scheduled for Public Hearing**

The Board of Trustees welcomes you. Thank you for joining us virtually for our Town of Bennett Board of Trustees Meeting. If you are not speaking, we ask that you please mute your microphone. For public comment please sign up in the chat box. If you are on the phone, once we get through the 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 Board 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**

### **6. Public Hearing**

Steve Hebert, Planning and Economic Development Manager

**a. 300 Bennett Avenue Zoning**

Ordinance No. 721-21 - An Ordinance Zoning Property Annexed to the Town of Bennett and Known as the 300 Bennett Avenue Annexation

**Attachments:**

- **Public Hearing Script** (300\_Bennett\_Ave.\_Script.PC.pdf)
- **Staff Report 300 Bennett Avenue Zoning** (0\_-\_Staff\_Report\_300BennettAve\_Zoning.pdf)
- **PowerPoint Presentation 300 Bennett Avenue Zoning** (1\_-\_300BennettAve\_Board\_StaffPresentation\_03\_09\_21.pdf)
- **300 Bennett Avenue Zoning Application** (2\_-\_300\_Bennett\_Ave\_Rezone\_Application\_Submittal\_Jan\_2021.pdf)
- **R-3 Zone District Permitted Uses** (3\_-\_PermittedUses\_R-3\_District.pdf)
- **R-3 Zone District Standards** (4\_-\_R\_3\_High\_Density\_ResDstrct\_Std.pdf)
- **Town Engineer Response** (5\_-\_300\_BennAve\_TH\_ZoneSketch\_TE\_Revu\_Memo\_2-5-2021.pdf)
- **Town Traffic Engineer Response** (6\_-\_TrafficEng\_02042020\_Site\_Plan\_Comments.pdf)

- **Bennett-Watkins Fire Rescue Response** (7\_-\_BWFRLetterhead.Comment s.300BennettRezone.01.21.21.pdf)
- **Bennett School District 29J Response** (8\_-\_Bennett\_School\_300\_Bennett\_Ave\_Referral\_02092021.pdf)
- **Intermountain Rural Electric Association (IREA) Response** (9\_-\_IREA\_C OMMENTS\_300\_BENNETT\_AVE\_2-3-21.pdf)
- **Colorado Natural Gas (CNG) Response** (10\_-\_Colorado\_Natural\_Gas\_EASE MENT\_EX001.pdf)
- **Planning and Zoning Commission Resolution No. 2021-01** (11\_-\_Resolu tion\_No.\_2021-01\_-\_A\_Resolution\_Recommending\_Approval\_of\_Initial\_Zoning \_for\_the\_300\_Bennett\_Avenue\_Property\_\_Case\_No.\_21.01.pdf)
- **Ordinance No. 721-21 - An Ordinance Zoning Property Annexed to th e Town of Bennett and Known as the 300 Bennett Avenue Annexatio n** (12\_-\_300\_Bennett\_Ave\_R-3\_Zoning.ord\_721-21.pdf)
- **Suggested Motion** (suggested\_motion.pdf)

**b. Bennett Crossing Southwest Rezoning and Outline Development Plan (ODP)**

Ordinance No. 720-21 - An Ordinance Approving an Outline Development Plan and Rezoning for the Bennett Crossing Southwest Planned Development

**Attachments:**

- **Public Hearing Script** (QuikTrip\_Plat\_Script.PC.pdf)
- **Staff Report Bennett Crossing Southwest Rezoning and Outline Deve lopment Plan** (0\_-\_Staff\_Report\_Case20.20\_Rezone\_ODP\_Board\_StaffReport. pdf)
- **PowerPoint Presentation Bennett Crossing Southwest Rezoning and Outline Development Plan** (1\_-\_PowerPoint\_QuikTrip\_Zoning\_Plat\_FDP\_Boa rdStaff.pdf)
- **Land Use Application - Gayeski** (2\_-\_83-4216\_LandUseApplication\_Gayesk i\_e-signed.pdf)
- **Land Use Application - JaGee** (3\_-\_83-4216\_LandUseApplication\_JaGee\_e-s igned.pdf)
- **Letter of Intent** (4\_-\_83-4216\_LetterOfIntent-MS-ODP-FDP.pdf)
- **Current Bennett Crossing Outline Development Plan (ODP)** (5\_-\_Benne ttCrossing\_ODP.pdf)
- **Proposed Bennett Crossing Southwest Outline Development Plan (O DP)** (6\_-\_83-4216\_Bennett\_Crossing\_SW\_ODP-2nd.pdf)
- **Combined Staff and Referral Agency Comments on 2nd Submission** ( 7\_-\_QuikTrip\_Plat\_ODP\_CombinedRedlineComments.pdf)
- **Planning and Zoning Commission Resolution No. 2021-02** (8\_-\_Resoluti on\_No.\_2021-02\_-\_A\_Resolution\_Recommending\_Approval\_of\_teh\_Outline\_De velopment\_Plan\_for\_Bennett\_Crossing\_Southwest.pdf)
- **Ordinance No. 720-21 - An Ordinance Approving an Outline Develop ment Plan and Rezoning for the Bennett Crossing Southwest Planne d Development** (9\_-\_Bennett\_Crossing\_SW\_ODP\_Rezone\_Ord\_720-21.pdf)
- **Suggested Motion** (suggested\_motion.pdf)

**c. QuikTrip Minor Subdivision Plat, Bennett Crossing Filing No. 4**

Resolution No. 866-21 - A Resolution Approving a Final Plat for Bennett Crossing, Filing No. 4

**Attachments:**

- **Staff Report QuikTrip Minor Subdivision Plat, Bennett Crossing Filing No. 4** (0\_-\_Staff\_Report\_QuikTrip\_MinorSub\_CaseNo20.19\_Board.pdf)
- **PowerPoint Presentation QuikTrip Minor Subdivision Plat, Bennett Crossing Filing No. 4** (1\_-\_PowerPoint\_QuikTrip\_Zoning\_Plat\_FDP\_BoardStaff.pdf)
- **Land Use Application - Gayeski** (2\_-\_83-4216\_LandUseApplication\_Gayeski\_e-signed.pdf)
- **Land Use Application - JaGee** (3\_-\_83-4216\_LandUseApplication\_JaGee\_e-signed.pdf)
- **Letter of Intent** (4\_-\_83-4216\_LetterOfIntent-MS-ODP-FDP.pdf)
- **Filing No. 4 Final Plat** (5\_-\_20383-R1-QT\_4216\_BENNETT\_CROSSING\_FILING\_NO\_4.pdf)
- **Combined Staff and Referral Agency Comments** (6\_-\_QuikTrip\_Plat\_ODP\_CombinedRedlineComments.pdf)
- **Planning and Zoning Commission Resolution No. 2021-03** (7\_Resolution\_No.\_2021-03\_-\_A\_Resolution\_Recommending\_Approval\_of\_a\_Final\_Plat\_for\_Bennett\_Crossing\_Filing\_No.\_4.pdf)
- **Resolution No. 866-21 - A Resolution Approving a Final Plat for Bennett Crossing, Filing No. 4** (8\_-\_Bennett\_Crossing\_Filing\_4\_BOT\_reso\_866-21.pdf)
- **Suggested Motion** (suggested\_motion.pdf)

**d. QuikTrip Final Development Plan (FDP)**

Resolution No. 867-21 - A Resolution Approving a Final Development Plan for the QuikTrip Store #4216

**Attachments:**

- **Staff Report QuikTrip Final Development Plan** (0\_-\_Staff\_Report\_QuikTrip\_FDP\_CaseNo.20.21.pdf)
- **PowerPoint Presentation QuikTrip Final Development Plan** (1\_-\_QuikTrip\_Zoning\_Plat\_FDP\_BoardStaffPresentation.pdf)
- **QuikTrip's PowerPoint Presentation** (2\_-\_Applicants\_4216\_PowerPoint\_for\_public\_meeting.pdf)
- **Land Use Application - Gayeski** (3\_-\_83-4216\_LandUseApplication\_Gayeski\_e-signed\_\_1\_.pdf)
- **Land Use Application - JaGee** (4\_-\_83-4216\_LandUseApplication\_JaGee\_e-signed.pdf)
- **Letter of Intent** (5\_-\_83-4216\_LetterOfIntent-MS-ODP-FDP.pdf)
- **QuikTrip Store #4216 Final Development Plan** (6\_-\_83-4216\_FDP-2nd.pdf)
- **Combined Staff and Referral Agency Comments** (7\_-\_QuikTrip\_Plat\_ODP\_CombinedRedlineComments.pdf)
- **Resolution No. 867-21 - A Resolution Approving a Final Development Plan for the QuikTrip Store #4216** (8\_-\_QuikTrip\_\_FDP\_BOT\_reso\_867-21.pdf)
- **Suggested Motion** (suggested\_motion.pdf)

**7. Town Staff Reports**

Trish Stiles, Town Administrator

## **8. Trustee Comments and Committee Reports**

Mayor and Trustees

## **9. Adjournment**

Individuals with disabilities who need auxiliary aids in attending the meeting may request assistance by contacting the Town Hall at 207 Muegge Way, Bennett, CO 80102-7806, (303) 644-3249. Please give notice at least 48 hours in advance of the meeting to allow for enough time in making the necessary arrangements.

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Contact: Christina Hart (chart@bennett.co.us 1303-644-3249 X1001) | Agenda published on  
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