

TOWN OF PLATTEVILLE, COLORADO
NOTICE AND AGENDA OF REGULAR MEETING

NOTICE OF REGULAR MEETING of the Platteville Planning Commission will be held on
Tuesday, July 16, 2024 at 6:30 pm at 400 Grand Avenue, Platteville, CO.

1. CALL TO ORDER
2. MOMENT OF SILENCE
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL

Chair: Rich Smith

Commissioners: Steve Shafer, Sandra Smith, Mike Cowper, Larry Clark, Mike Evans

Staff: Troy Renken, Town Manager; Danette Schlegel, Town Clerk

5. APPROVAL OF THE AGENDA

6. AUDIENCE PARTICIPATION (*Public Comment Items not on the Agenda*)

Commissioners welcome you here and thank you for your time and concerns. If you wish to address the Commission, this is the time set on the agenda for you to do so. When you are recognized, please step to the podium, state your name and address, then address the Commission. Your comments will be limited to three (3) minutes. Commissioners may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and your questions may be directed to the appropriate staff person for follow-up. Thank you!

7. APPROVAL OF THE CONSENT AGENDA

The Consent Agenda contains items that can be approved without discussion. Any Commissioner may request removal of any item they do not want to consider without discussion or wish to vote no on, without jeopardizing the approval of other items on the Consent Agenda. Items removed from Consent will be placed under Action Items in the order they appear on the agenda. (This should be done prior to the motion to approve the agenda.)

December 19, 2023 Minutes

8. ACTION ITEMS

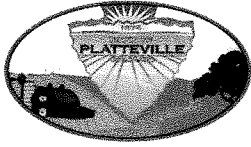
PUBLIC HEARINGS

A. Resolution PC2024-01 A RESOLUTION RECOMMENDING APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR THE WEST FARM PROPERTY (LG EVERIST)

9. REPORTS

A. Town Manager

10. ADJOURNMENT



Agenda Item Cover Sheet

MEETING DATE: July 16, 2024

AGENDA ITEM: Consent Agenda Items

A. December 19, 2023 Meeting Minutes

DEPARTMENT: Administrative

PRESENTED BY: Troy Renken, Town Manager

SUMMARY

The meeting minutes from the December 19, 2023 regular meeting are presented for review and approval.

FINANCIAL CONSIDERATIONS

None

RECOMMENDED ACTION

Move to approve the Consent Agenda as presented and for the Chairman to executive all documents.

ATTACHMENTS

December 19, 2023 Meeting Minutes

TOWN OF PLATTEVILLE, COLORADO
PLANNING COMMISSION REGULAR MEETING MINUTES

The Regular Meeting of the Platteville Planning and Zoning Commission was held
on Tuesday, December 19, 2023, at 400 Grand Avenue, Platteville, Colorado.
Chairman Rich Smith called the meeting to order at 6:30p.m.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair: Rich Smith
Commissioners: Steve Shafer, Michael Cowper, Adrienne Sandoval, Troy Blum, Hope Morris, Sandra Smith
Absent: None

STAFF MEMBERS PRESENT

Troy Renken, Town Manager; Danette Schlegel, Town Clerk/Treasurer

APPROVAL OF THE AGENDA

Commissioner Sandoval moved to approve the agenda. Commissioner Morris seconded. All members in favor.

AUDIENCE PARTICIPATION

APPROVAL OF THE CONSENT AGENDA

Moved by Commissioner Morris to approve the Consent Agenda consisting of: Meeting Minutes for the May 16, 2023 Meeting of the Planning Commission. Commissioner Sandoval seconded. All members in favor.

ACTION ITEMS

Resolution PC 2023-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PLATTEVILLE RECOMMENDING APPROVAL OF THE REPLAT OF LOT 2 OF THE PLATTEVILLE ENERGY PARK, TRACT B, 1ST REPLAT.

Commissioner Sandoval moved to approve PC Resolution 2023-06, A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PLATTEVILLE RECOMMENDING APPROVAL THE REPLAT OF LOT 2 OF THE PLATTEVILLE ENERGY PARK, TRACT B, 1ST REPLAT. Commissioner Morris seconded the motion. All members in favor.

Resolution PC 2024-07

Resolution PC2023-07, A RESOLUTION RECOMMENDING APPROVAL OF A CONDITIONAL REVIEW USE PERMIT FOR AN EXPLOSIVE STORAGE BUNKER/BARRICADE ON LOT 2, BLOCK 1, PLATTEVILLE ENERGY PARK 2ND FILING AMENDMENT NO. 1.

Commissioner Morris moved to approve Resolution PC2023-07, A RESOLUTION APPROVING A CONDITIONAL REVIEW USE FOR AN EXPLOSIVES STORAGE BUNKER/BARRICADE ON LOT 2, BLOCK 1, PLATTEVILLE ENERGY PARK 2ND FILING AMENDMENT NO. 1. Commissioner Cowper seconded the motion. All members in favor

REPORTS

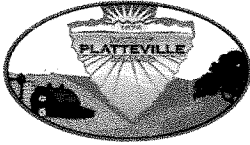
Town Manager Report

ADJOURNMENT

Having was no additional business before the Commission, the meeting was adjourned at 6:55 pm.

ATTEST: Danette Schlegel, Clerk/Treasurer

Rich Smith, Chairman



Agenda Item Cover Sheet

MEETING DATE: July 16, 2024

AGENDA ITEM: Resolution PC2024-01 LG Everist Final Development Plan

DEPARTMENT: Administration & Planning

PRESENTED BY: Troy Renken, Town Manager

SUMMARY

In 2020 the LG Everist Inc. company purchased the West Farm property located west of the South Platte River on the north and south sides of CR32.5 between the river and CR21. The property was acquired for the purpose of gravel mining and future water storage.

In 2021 LG Everist completed a Development Plan to modify the West Farm property to include five (5) lots and further completed a site plan and Final Development Plan for Lot 3 to construct a maintenance facility. During the past year LG Everist has obtained all State of Colorado permits to develop the property and is now requesting the Planning Commission & Board of Trustees to approve the Final Development Plan for the remaining four lots at West Farm.

FINANCIAL CONSIDERATIONS

N/A

RECOMMENDED ACTION

Move to approve PC Resolution 2024-01 A RESOLUTION RECOMMENDING APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR THE WEST FARM PROPERTY.

ATTACHMENTS

Resolution PC 2024-01
LG Everist Plat Exhibit
West Farm Land Use Map
Staff Report

**TOWN OF PLATTEVILLE
PLANNING COMMISSION
RESOLUTION NO. 2024-01**

**A RESOLUTION RECOMMENDING APPROVAL OF THE FINAL
DEVELOPMENT PLAN FOR THE WEST FARM PROPERTY**

WHEREAS, LG Everist, Inc. (the "Applicant") has submitted an application (the "Application") for approval of a Final Development Plan (the "FDP") for the property more particularly described as Lots 1, 2, 4 and 5 LG Everist at West Farms Subdivision (the "Property");

WHEREAS, Town staff has reviewed the Application and found it to be in compliance with the Platteville Municipal Code (the "Code");

WHEREAS, on July 16, 2024, the Planning Commission held a properly-noticed public hearing on the Application, at which time Applicant and the public were provided with the opportunity to present evidence and testimony;

WHEREAS, the criteria to be considered by the Planning Commission in review of a request for approval of an FDP are set forth in Section 16-5-60 of the Code; and

WHEREAS, based on the evidence and testimony presented at the public hearing, the Planning Commission wishes to recommend that the Board of Trustees approve the Application, with conditions.

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

Section 1. The Planning Commission hereby finds that the Application meets all applicable requirements of the Code.

Section 2. The Planning Commission hereby recommends that the Board of Trustees approve the Application subject to all of the following conditions:

a. Within 60 days of approval of the FDP by the Board of Trustees and prior to recording the FDP, the Applicant shall make minor technical and redline corrections as identified by Town staff.

b. Prior to commencement of mining activities, the Applicant shall amend the FDP to include the following:

i. Plant Area details including a site plan, grading plan, drainage plan;

ii. Drainage letter for the applicable site operations;

iii. Colorado Department of Public Health and Environment ("CDPHE") Colorado Discharge Permit System – COG500000 – Sand and Gravel Mining Process and Stormwater Combined;

- iv. All applicable CDPHE air quality permits;
 - v. Revised Traffic Impact Study to address on-site and off-site improvements required by the Town and the Colorado Department of Transportation;
 - vi. All necessary State, County and Town permits; and
 - vii. Provisions to address all emergency response requirements identified by the Platteville Gilcrest Fire Protection District, including road access and circulation.
- c. Prior to operation of the conveyor system over Weld County Road 32.5, the Applicant shall amend the FDP to include a site plan, grading plan, and drainage plan.
- d. The Applicant shall water and clean all public roadways used by truck traffic from the site.

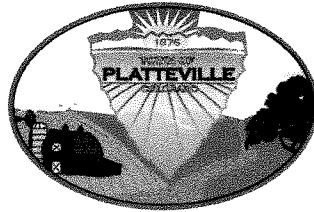
PASSED AND APPROVED this 16th day of July, 2024.

**TOWN OF PLATTEVILLE
PLANNING COMMISSION**

Chair

ATTEST:

Danette Schlegel, Town Clerk



STAFF REPORT

DATE: July 16, 2024
TO: Platteville Planning and Zoning Commission
FROM: Melissa Kendrick, Town Planner
SUBJECT: **LG Everist at West Farms – Final Development Plan**

Applicant: Matthew Noteboom, L.G. Everist, Inc.
Location: WCR 32.5 and WCR 21
Purpose: The purpose of the application is to consider gravel mining and reclamation.

Location

The property is located on the south side of the WCR 32.5 and east of WCR 21 in Section 14, Township 3 North, Range 67 West in Platteville, CO.

Proposal

The property is zoned the LG Everist at West Farms PD for a sand and gravel mine with ancillary operations including maintenance facilities and related offices. The property is 572 acres platted as LG Everist at West Farms subdivision, Lots 1, 2, 4 and 5. In March of 2021, a Final Development Plan (FDP) was approved for Lot 3 allowing the maintenance facility to be constructed for the mining operations. When the property was subdivided in 2020, Lot 6 was dedicated to the Town of Platteville for open space purposes.

The approved use of the site is primarily for a sand and gravel mining operation, which will be reclaimed as lined water storage reservoirs. The mining operation will require having a processing plant for the sand and gravel. The applicant proposes having concrete and asphalt batch plants, as well as concrete and asphalt recycling portable plants, as accessory uses during the years of mining operations. At the time of this FDP proposal, the design of these features have not been finalized since the mining operations are not scheduled to begin for an estimated 3-8 years from now. In the interim, the property will continue to be used for agricultural purposes prior to mining operations commencing. Consequently, the details for the ancillary uses, such as the process plant, batch plants, and conveyor system, are proposed as conditions of approval listed later in this report.

The estimated life of the mine is 17-24 years and will be conducted in four phases with an additional 10-11 years for the reclamation of the site and close out of the permit. The actual number of years vary based upon the available material and the market demand. The FDP map depicts the phasing and reclamation of the site. As mining is completed in each phase of the site, the area will be reclaimed as lined water storage reservoirs. During the operations, a conveyor system will be operated extending over CR 32.5. The design of this system will be required prior to its operation as a condition of approval.

The applicant has received approval from the Colorado Mined Land Reclamation Board (MLRB) for a Colorado Division of Reclamation, Mining and Safety (DRMS) 112 Reclamation Permit – West Farm Reservoirs, DRMS Permit M-2022-048 (approved 09/26/23). The required financial warranty is also in place. The information on the mining and reclamation plans contained in this application packet is an overview of information from the permit. A copy of the complete DRMS permit package is attached for all the details on the state mine permit.

Site Access

The primary site entrance is located at an existing private entrance road located on the east side of County Road 21 and approximately 1.37 miles north of Highway 66. Weld County owns and maintains CR 21 and CDOT owns and maintains SH 66. Consequently, both agencies were contacted through the referral process and requested a traffic impact study (TIS) be completed for the project. A TIS was completed and will become part of the file for this application and a condition of approval. Prior to commencement of mining activities, the TIS will need to be reviewed by Weld County and CDOT including all necessary access permits and site improvements.

Many of the existing farm roads within the permit area will be used for on-site mining haul roads and access to the reclaimed water storage reservoirs. Some of the existing farm entrances along the surrounding public roads will be used by smaller vehicles such as employees' personal vehicles, site manager pick-up trucks, maintenance vehicles, and agricultural vehicles.

The primary haul route for truck traffic to and from the site will use CR 21 south to HWY 66 then east or west to market. Some material for local deliveries will use CR 21 to the north, or CR 32.5 for local deliveries east of the river. As part of the PDP process, L.G. Everist completed improvements to CR 32.5 as required in 2021.

Buildings and Equipment

The mining operation will have a site office/scale-house and scale located near the primary site entrance in Phase 4 along County Road 21. The site office/scale-house will likely be a temporary building, such as a manufactured home. The applicant shall get any necessary building permits for the scale house prior to installation.

The Plant Area will be built on approximately 50.00 acres of Phase 4, located on the southeast corner of the intersection of CR 21 and CR 32.5. The plant area will be used throughout the life of the mine, as material will be conveyed or hauled to the plant from each mining phase. The Plant Area will contain the processing plant and stockpile area, equipment storage area, temporary overburden and topsoil piles, drying pads and other auxiliary uses needed at the mine. Processing equipment may include, but not be limited to, conveyors, crushers and screen plants. All of this equipment is not enclosed, and would not be classified as a building. We have provided a Plant Area sketch as part of this application, showing the various uses and approximate size of those areas in the Plant Site area. As a condition of approval, the Plant Area will require a FDP amendment prior to commencement of mining activity.

Auxiliary uses in the plant area may include a Concrete Batch Plant, an Asphalt Batch Plant, and a construction aggregates recycling plant. By locating these other plants at the mine, it reduces or eliminates the hauling of raw material to each plant on public roads, and reduces the cost for the asphalt or concrete used in the community. If any of these plants are to be used on site, these plants would be temporary - just for the life of the mine. If needed, prior to construction, the applicant shall get any required building permits from the Town.

Employees

- Employees - 15-20 employees involved in mining operations
- Concrete and Asphalt batch plants – 3-6 persons
- Concrete and Asphalt recycling plants – 3-6 persons (intermittent use)

- Visitors may include - truck drivers, service contractors, company personnel from other sites, customers and others. The highest number of “visitors” will be truck drivers, coming on site for a truckload of materials and leaving to transport the materials elsewhere.

Proposed hours and days of operation

Mining and reclamation operations will be allowed to occur Monday through Saturday from 7 a.m. to 7 p.m. The hours of operation do not apply to the administrative and executive offices, or shop and repair facilities located on the property, or for necessary repairs and maintenance to equipment. Extended hours are allowed in the case of public or private emergencies based upon natural disasters or similar unforeseen circumstances.

Referral Process

The following agencies were notified with no comments:

- 1) Kendrick Consulting Inc., Melissa Kendrick, Town Planner
 - No outstanding concerns with application that haven’t been addressed as conditions of approval.
- 2) Northern Engineering, Brad Curtis, Town Engineer
 - No outstanding concerns with application that haven’t been addressed as conditions of approval.
- 3) Platteville Gilcrest Fire Protection District, Jeff Cogburn, Fire Marshall
 - No outstanding concerns with application that haven’t been addressed as conditions of approval.
- 4) Platteville Public Works, David Brand, Director
 - No outstanding concerns with application that haven’t been addressed as conditions of approval.
- 5) CDOT
 - Requested a traffic impact study that will be submitted to the State as part of the access permit requirements. The TIS will be amended as needed prior to commencement of the mining activity and part of the FDP amendment.
- 6) Weld County Long Range Planning
 - Requested a traffic impact study that will be submitted to the County as part of the access permit requirements. The TIS will be amended as needed prior to commencement of the mining activity and part of the FDP amendment.

FPD Approval Criteria

In reviewing an application for a Final Development Plan, the Planning Commission and the Board of Trustees shall consider the following:

Whether the FDP complies with the PDP and any applicable development and subdivision standards.

As detailed in this report, the proposal complies with the LG Everist at West Farms PD for a sand and gravel mine with ancillary operations including maintenance facilities and related offices. The proposed FDP is premature in many ways given the project is still 3-8 years out from commencing activities. The applicant recently received their mining permit from the DRMS and therefore wanted to proceed with the Town permitting process as part of their preparations. Town staff agreed to this approach with the condition that prior to commencement of the mining activities, an FDP amendment will be required to address the outstanding issues detailed in the following conditions of approval.

Recommendation

Based upon findings within the staff report, staff recommends approval of the FDP application subject to the attached Resolution with the following conditions of approval:

1) Within 60 days of approval of the FDP by the Board of Trustees and prior to recording the FDP, the Applicant shall make minor technical and redline corrections as identified by Town staff.

2) Prior to commencement of mining activities, the Applicant shall amend the FDP to include the following:

- a. Plant Area details including a site plan, grading plan, drainage plan;
- b. Drainage letter for the applicable site operations;
- c. Colorado Department of Public Health and Environment ("CDPHE") Colorado Discharge Permit System – COG500000 – Sand and Gravel Mining Process and Stormwater Combined;
- d. All applicable CDPHE air quality permits;
- e. Revised Traffic Impact Study to address on-site and off-site improvements required by the Town and the Colorado Department of Transportation;
- f. All necessary State, County and Town permits; and
- g. Provisions to address all emergency response requirements identified by the Platteville Gilcrest Fire Protection District, including road access and circulation.

3) Prior to operation of the conveyor system over Weld County Road 32.5, the Applicant shall amend the FDP to include a site plan, grading plan, and drainage plan.

4) The Applicant shall water and clean all public roadways used by truck traffic from the site.

Attachment(s):

- Application
- FDP plan
- DRMS State Permit
- Referral Response Letters

L.G. EVERIST AT WEST FARMS FINAL DEVELOPMENT PLAN

Lots 1, 2, 4, & 5, L.G. Everist at West Farms Subdivision
Situating in Section 14, Township 3 North, Range 67 West, of the 6th Principal Meridian,
Town of Platteville, County of Weld, State of Colorado
TBD - COUNTY ROAD 21, PLATTEVILLE, CO 80651

IDENTIFICATION: Existing lighting fixtures shall be in accordance with Statewide Code, Section 16-3-20. Existing lighting shall be used for purposes of lighting, safety and security, and illumination in areas of pedestrian circulation and vehicle travel. Existing lighting fixtures and their structures shall not create a traffic hazard on public roads. Existing street lighting shall be replaced or repaired as needed to maintain adequate lighting for the safe operation of the site. All lighting shall be designed and installed in accordance with applicable codes and standards, including but not limited to the Colorado Electrical Code, National Electrical Code, National Fire Protection Association (NFPA) Code, and applicable local codes and ordinances.

DESIGN: Signs shall adhere to the sign standards of Platteville Code, Section 16-6. All signs requiring permits are proposed by the DPW, only exempt directional signs and signs required by state and federal regulatory agencies.

DRAINAGE: All site improvements shall be designed to prevent runoff throughout the site. Runoff shall be managed through a stormwater management system. Drainage structures and improvements are not required, due to the nature of the development, existing and reclamation of water storage reservoir. All drainage and grading shall be designed to prevent erosion, and temporary erosion control measures shall be installed and maintained in accordance with the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6.

FLOODPLAIN: The floodplain has been mapped on the final map. The floodplain is 100 year zone. A 10 structure shall be placed in the floodplain area. The floodplain shall be designed to prevent flooding and erosion. The applicant shall provide a floodplain management plan, including but not limited to the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6.

PARKING AND TRAFFIC CIRCULATION: On-site and off-site parking shall be provided in accordance with applicable codes and standards, including but not limited to the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6.

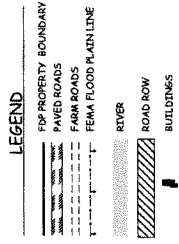
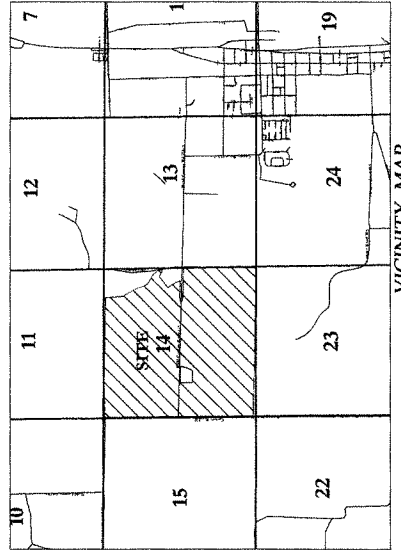
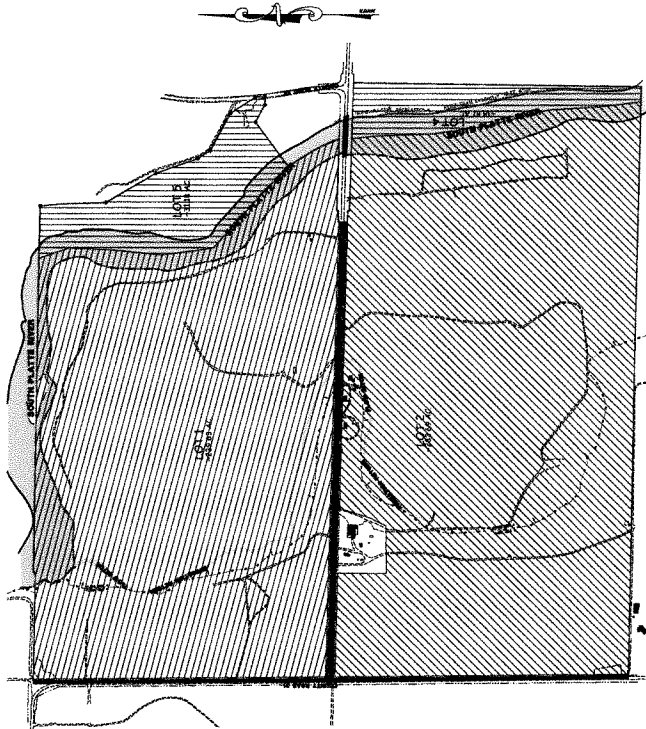
PERMITS: The applicant shall obtain all necessary permits from the appropriate agencies, including but not limited to the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6.

CONSTRUCTION: The applicant shall obtain a Construction Permit from the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6.

UTILITIES: The applicant shall provide all necessary utility connections, including but not limited to the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6.

ENVIRONMENTAL: The applicant shall provide all necessary environmental assessments, including but not limited to the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6.

CONCLUSION: The applicant shall provide all necessary information and documentation to support this application, including but not limited to the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6, and the Colorado Statewide Code (CSC) Chapter 16-6.



PLANNING COMMISSION CERTIFICATE
This Plan, approved by the Platteville Planning Commission on _____ day of _____, A.D. 20____.

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES
Approved by the Board of Trustees of Platteville, Colorado _____ day of _____, A.D. 20____.

Chairman _____
Mayor _____
Councilmembers for Owner _____
Matthew Holsinger
Erik, Vice President

STATE OF COLORADO
COUNTY OF ADAMS

Witness by my hand and official seal
Notary Public _____
My Commission Expires _____

OWNER'S SIGNATURE BLOCK (NOT A PLAN)
I, the undersigned, as the owner of the property described herein, hereby certify that the information provided herein is true and correct, and that I have read and understand the terms and conditions of the proposed development plan and in compliance with the Town of Platteville Regulations.

Signature _____
Name _____
Address _____
City _____, State of _____, ZIP Code _____

DATE	02/19/2024
FILE NAME	WTR-FDP-10F1
PROJECT	AS SHOWN
DRAWN BY	EN/S/O
CHECKED BY	U/S

L.G. Everist, Inc.
7321 East 86th Avenue | Henderson, Colorado 80664
Phone: (303) 287-4656 | Fax: (303) 289-1948



L.G. EVERIST AT WEST FARMS
FOR
LOTS 1, 2, 4, & 5 - FINAL DEVELOPMENT PLAN

PROJECTED BY THE ENVIRONMENTAL ENGINEERING
L.G. EVERIST AT WEST FARMS
L.G. EVERIST, INC.

PREPARED FOR THE CLIENT AND REVIEWED BY THE CLIENT

EXHIBIT
1

L.G. EVERIST AT WEST FARMS PRE DEVELOPMENT MAP

Lots 1, 2, 4, & 5, L.G. Everist at West Farms Subdivision
 Situated in Section 14, Township 3 North, Range 67 West, of the 6th Principal Meridian,
 Town of Platteville, County of Weld, State of Colorado
TBD - COUNTY ROAD 21, PLATTEVILLE, CO 80651

DATE: 02/09/2024
 FILE NAME: WFR-TDP-1074
 DRAWN BY: JLS/SJK/MS
 CHECKED BY: JLS/SJK/MS
 DATE: 02/09/2024

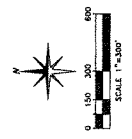
L.G. Everist, Inc.
 7221 East 86th Avenue | Henderson, Colorado 80640
 Phone: (303) 287-6556 | Fax: (303) 289-1348



L.G. EVERIST AT WEST FARMS
 FOR
 LOT 1, 2, 4, & 5 - FINAL MINE DEVELOPMENT PLAN

ENVIRONMENTAL
 ENGINEERING, INC.
 PREPARED BY
 PROJECT NO. 2023-001

EXHIBIT
2



- LEGEND**
- FDP PROPERTY BOUNDARY
 - MINING PERMIT BOUNDARY/AFFECTED LANDS
 - COMMUNICATION LINES
 - OVERHEAD POWER LINES
 - FENCE
 - ABANDONED RAILROAD GRADE
 - WATER LINE
 - IRRIGATION LINES
 - FIBER OPTIC LINES
 - GAS LINES
 - PAVED ROADS (OFFSITE)
 - ROADS (FARM ACCESS) (TYP.)
 - TOPO CONTOUR
 - DITCH
 - FLOOD PLAIN
 - BUILDINGS
 - MONITORING WELL
 - WATER WELL

PROPOSED LAND USE LEGEND

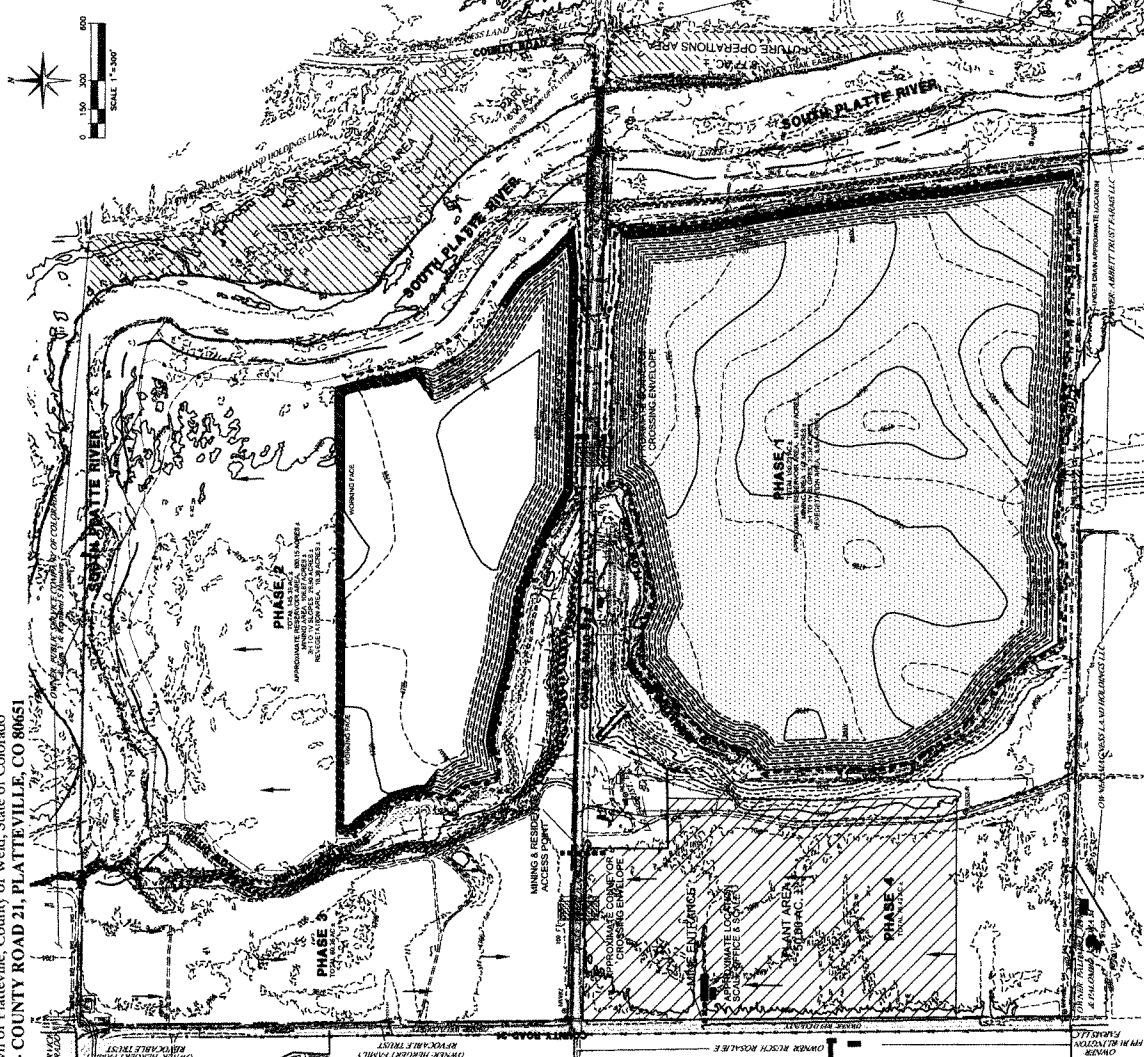
MINING AREAS	487.80 ACRES ±
RIVER AREA	47.73 ACRES ±
IRRIGATION RETURN FLOW AREA	4.81 ACRES ±
FUTURE OPERATIONS AREAS	31.05 ACRES ±
BUFFER AREA	19.94 ACRES ±
PUBLIC ROADWAYS	12.77 ACRES ±
TOTAL ACRES	588.80 ACRES ±

L.G. EVERIST AT WEST FARMS MINING PLAN

LOTS 1, 2, 4, & 5, L.G. EVERIST AT WEST FARMS SUBDIVISION
 Situated in Section 14, Township 3 North, Range 67 West, of the 6th Principal Meridian,
 Town of Platteville, County of Weld, State of Colorado
TBD - COUNTY ROAD 21, PLATTEVILLE, CO 80651

LEGEND

FP	FLOOD PLAIN
TW	MINING PERMIT BOUNDARY/AFFECTED LANDS
TT	COMMUNICATION LINES
DHE	OVER-HEAD POWER LINES
F	FENCE
W	ABANDONED RAILROAD GRADE
WA	WATER LINE
IB	IRRIGATION LINES
FO	FIBER OPTIC LINES
GAS	GAS LINES
UN	UNDERDRAIN (Approximate Location)
PR	PAVED ROADS (OFFSITE)
R	ROADS (HAUL, ACCESS) (TYP.)
R	RIVER
D	DITCH
FL	FLOOD PLAIN
SW	SLURRY WALL (PROPOSED)
TM	TOP OF MINING SLOPE
MP	MINING PHASE LINE
B	BUILDINGS
W	WATER WELL
GAS	ESTIMATED MINING DIRECTION
PR	PUBLIC ROAD RIGHT OF WAY
RES	RESERVOIR AREAS
BA	BANK ARMORING (APPROXIMATE LOCATION)
TS	TEMPORARY SOIL PILES (APPROX. LOCATION)



NOTES

- The map shown on this map is the condition as is for the mining and reclamation activities that constitute the development of this property as a series of water storage reservoirs.
- Mining and reclamation will be done according to an approved plan of reclamation mining and safety (ORMS) Reclamation Permit (18-2021-018) issued by the Colorado Mine and Reclamation Board, and any future approved revisions and amendments.
- Activities within each Phase will include, but are not limited to, earth and gravel construction of internal levees, development of tail race channels and their supporting facilities and grading, washing and reclamation of the above-water perimeter areas of said development.
- The Plan Area shown in Phase 4 will be used to transport the tail race and tailings water to the site and will be used to construct the sand and gravel processing, and the concrete and asphalt recycling, the processing equipment shall include, but is not limited to, crushing, screening, sorting, and other necessary processing equipment. The necessary concrete and asphalt recycling, screening, sorting, and other necessary processing equipment shall be provided by the contractor. The contractor shall be responsible for the safety of the site during the construction phase.
- The Plan Area shall include a mobile scale office building, the necessary processing plants and equipment to conduct the activities listed above. For the sand and gravel processing, and the concrete and asphalt recycling, the processing equipment shall include, but is not limited to, crushing, screening, sorting, and other necessary processing equipment. The necessary concrete and asphalt recycling, screening, sorting, and other necessary processing equipment shall be provided by the contractor. The contractor shall be responsible for the safety of the site during the construction phase.
- The approximate location of the (2) concrete buildings are shown below. The exact location and size of the building areas will be determined during the mining plan. These buildings will be used, when approved by the town, to hold combined concrete structures to transport the material from the north side of County Road 21 to the processing plant. The wall must be heavy off-road truck walls that would cross the public road. Contractor shall be responsible for the safety of the site during the construction phase.
- The reservoir will have gravel access roads around the perimeter of each reservoir that will allow for reservoir management. Perimeter areas will be revegetated with native grasses.
- Existing access paths for each Phase are shown on the map. The accesses to the Phases will be used to move equipment, material during mining and reclamation, from one area to the other. The primary access path for the site is on County Road 21, where a private road enters Phase 1 and the other areas. The entrance will be used by over-the-road haul trucks to transport material to the site.
- The Phases will continue to be used for agricultural purposes until the perimeter mining operations begin in the area.
- The PDP includes some noise and vibration impact for the South Platte River, which has been addressed to the Town of Platteville. The PDP includes for all construction along the line, condition and shall replace and support any other obligation previously imposed on or applicable to the property.
- The BEHA Floodplain (Zone A) Panel 04132-0504E shown herein is approximate and represents the best information available at the time this document was created and is subject to change in the future if the development progresses.
- The best uses prescribed herein are permitted uses and may be developed by fill per the development agreement.
- It is understood that between these notes and the development agreement, the development shall control.
- This mining plan map is part of the PDP and the L.G. Everist at West Farms.

DATE: 02/09/2024
 FILE NAME: WFD-TP-1074
 PROJECT: AS BOUND
 DRAWING: ENV/NO
 CREATED BY: LMS

L.G. Everist, Inc.
 7321 East 88th Avenue | Henderson, Colorado 80640
 Phone: (303) 287-6556 | Fax: (303) 289-1348



L.G. EVERIST AT WEST FARMS
 FOR
 LOTS 1, 2, 4, & 5 - FINAL MINE DEVELOPMENT PLAN

PREPARED BY: ENVIRONMENTAL INC.
 PROJECT: ENVIRONMENTAL INC.
 DRAWING: ENV/NO
 DATE: 02/09/2024

CLIENT AND REVIEWER
 DATE: 02/09/2024

EXHIBIT
3

L.G. EVERIST AT WEST FARMS RECLAMATION PLAN

Lots 1, 2, 4, & 5, L.G. Everist at West Farms Subdivision
 Situated in Section 14, Township 3 North, Range 67 West, of the 6th Principal Meridian,
 Town of Platteville, County of Weld, State of Colorado
TBD - COUNTY ROAD 21, PLATTEVILLE, CO 80651

DATE: 02/09/2024
 FILE NAME: WFC-TDP_1074
 SCALE: AS SHOWN
 DRAWN BY: ENV/SLO
 CHECKED BY: LMS

L.G. Everist, Inc.
 7221 East 89th Avenue | Henderson, Colorado 80640
 Phone: (303) 287-4556 | Fax: (303) 289-1348



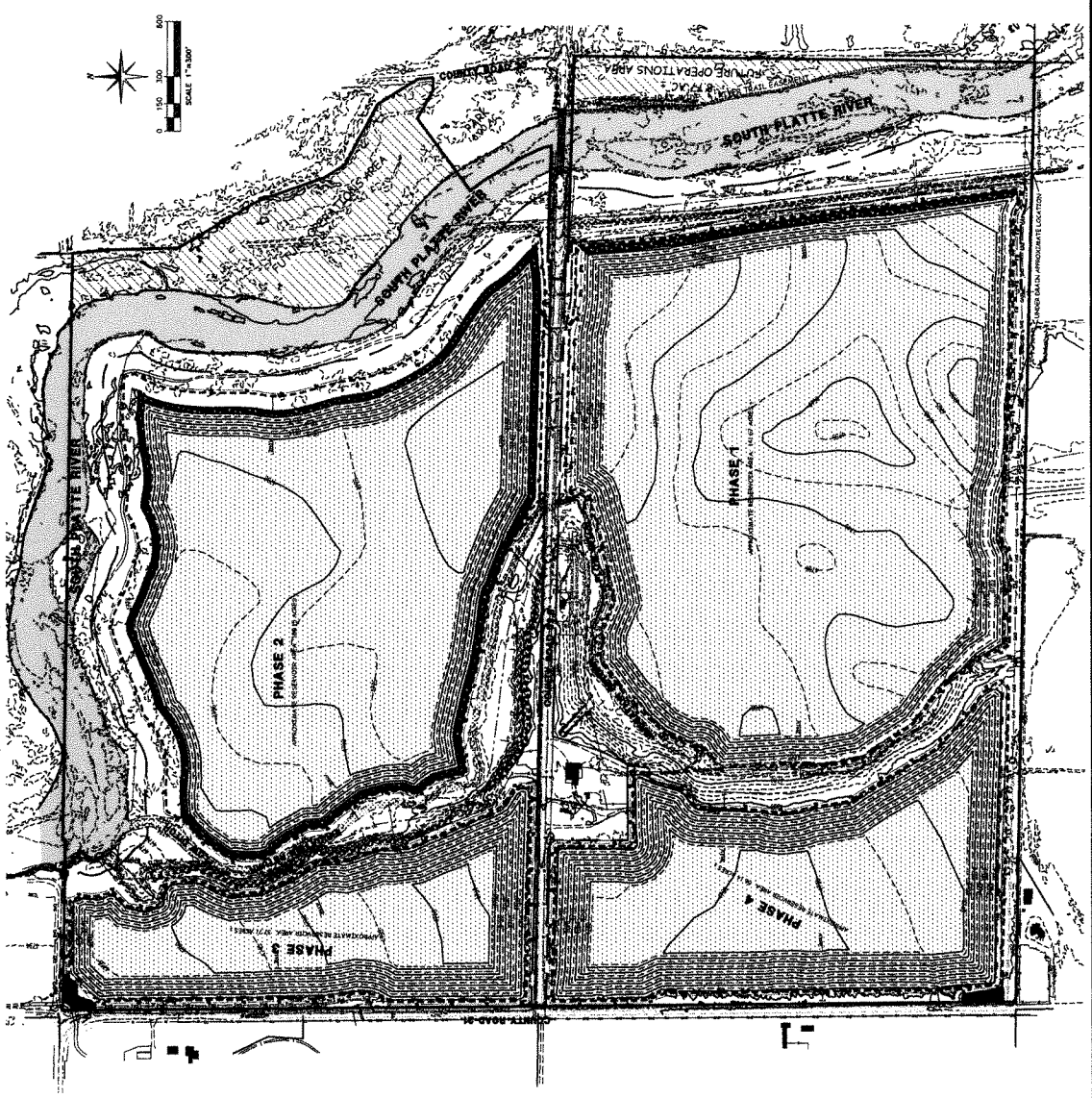
L.G. EVERIST AT WEST FARMS
 FOR
 RECLAMATION PLAN
 LOTS 1, 2, 4, & 5 - FINAL MINE DEVELOPMENT PLAN

RECEIVED BY: ENVIRONMENTAL
 DATE: 02/09/2024
 PROJECT: L.G. EVERIST AT WEST FARMS
 DRAWN BY: ENV/SLO
 CHECKED BY: LMS

CLIENT AND ADDRESS
 EXHIBIT
4

LEGEND

---	PPP PROPERTY BOUNDARY
---	MINE/FERTILIZER BOUNDARY/AFFECTED LANDS
---	COMMUNICATION LINES
---	OVERHEAD POWER LINES
---	FENCE
---	ASHHOOKED RAILROAD GRADE
---	WATERLINE
---	IRREGULAR LINES
---	FIBER OPTIC LINES
---	GAS LINES
---	SLURRY WALL LINER
---	UNDERDRAIN
---	ROADS (OFF SITE)
---	ROADS (MAIL ACCESS) (TYP)
---	TOPO CONTOUR
---	RIVER
---	DITCH
---	FLOOD PLAIN
---	BALDING
---	WATER WELL
---	PUBLIC ROAD RIGHT OF WAY
---	RESERVOIR WATER LEVEL (Estimate)
---	BANK ARMORING (Approximate Location)

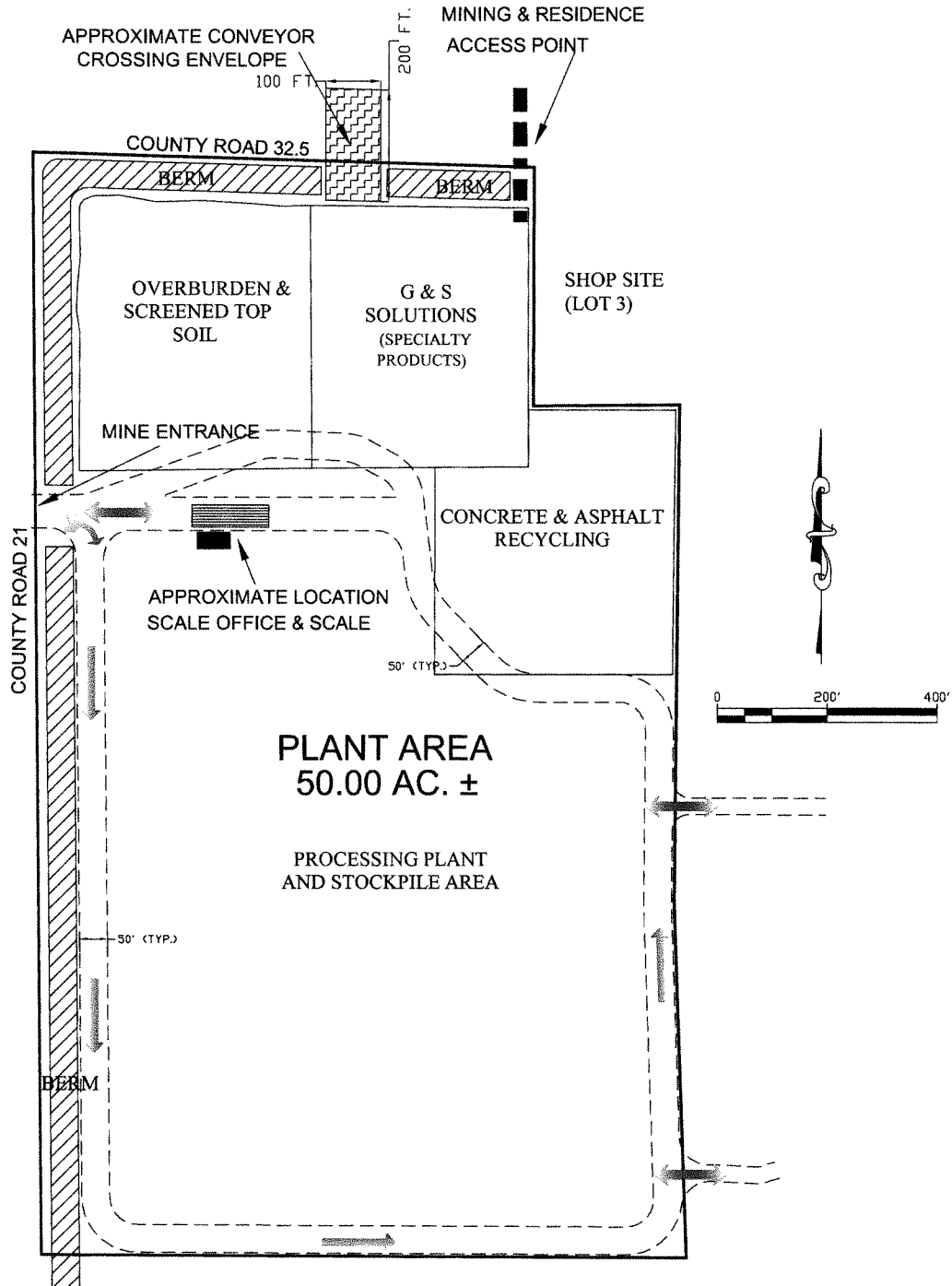


- NOTES**
- The final site reclamation plan may change as the project progresses and the investigation progresses. They may also be subject to change in response to the final site reclamation plan.
 - The contractor shall be responsible for the final site reclamation plan and shall be responsible for the final site reclamation plan.
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L.G. EVERIST AT WEST FARMS

ESTIMATED PLANT AREA LAYOUT

Lots 1, 2, 4, & 5, L.G. Everist at West Farms Subdivision
 Situated in Section 14, Township 3 North, Range 67 West, of the 6th Principal Meridian, Town of Platteville, County of Weld, State of Colorado
TBD - COUNTY ROAD 21, PLATTEVILLE, CO 80651



NOTES

1. The Plant Area shown on this plat will be used throughout the life of the mine and activities may include, but are not limited to, processing the sand and gravel (crushing, washing and screening); crushing and recycling of concrete and asphalt materials; batching of ready-mixed concrete; batching of hot-mix asphalt; stockpiling of raw and finished products, and sales of said materials.
2. The Plant Area shall include the necessary portable processing plants and equipment to conduct the activities listed above. For the sand and gravel processing, and the concrete and asphalt recycling, the processing equipment shall include, but is not limited to, crushers, screens, conveyors, stackers, feeders, log-washers, and other necessary processing equipment. For ready-mixed concrete, and hot-mix asphalt, portable plants may be installed for the life of the mine.
3. The location of the use areas shown are estimated locations and the final Plant Area layout and uses will be determined once development begins. The layout shown is for illustration purposes only.

Signature
 PREPARED BY: ENVIRONMENT, INC.
 1800 VANCE DR., # 200A
 DENVER, CO 80202
 (303) 423-7297
 E:\environment\l.g.everist@environment.com

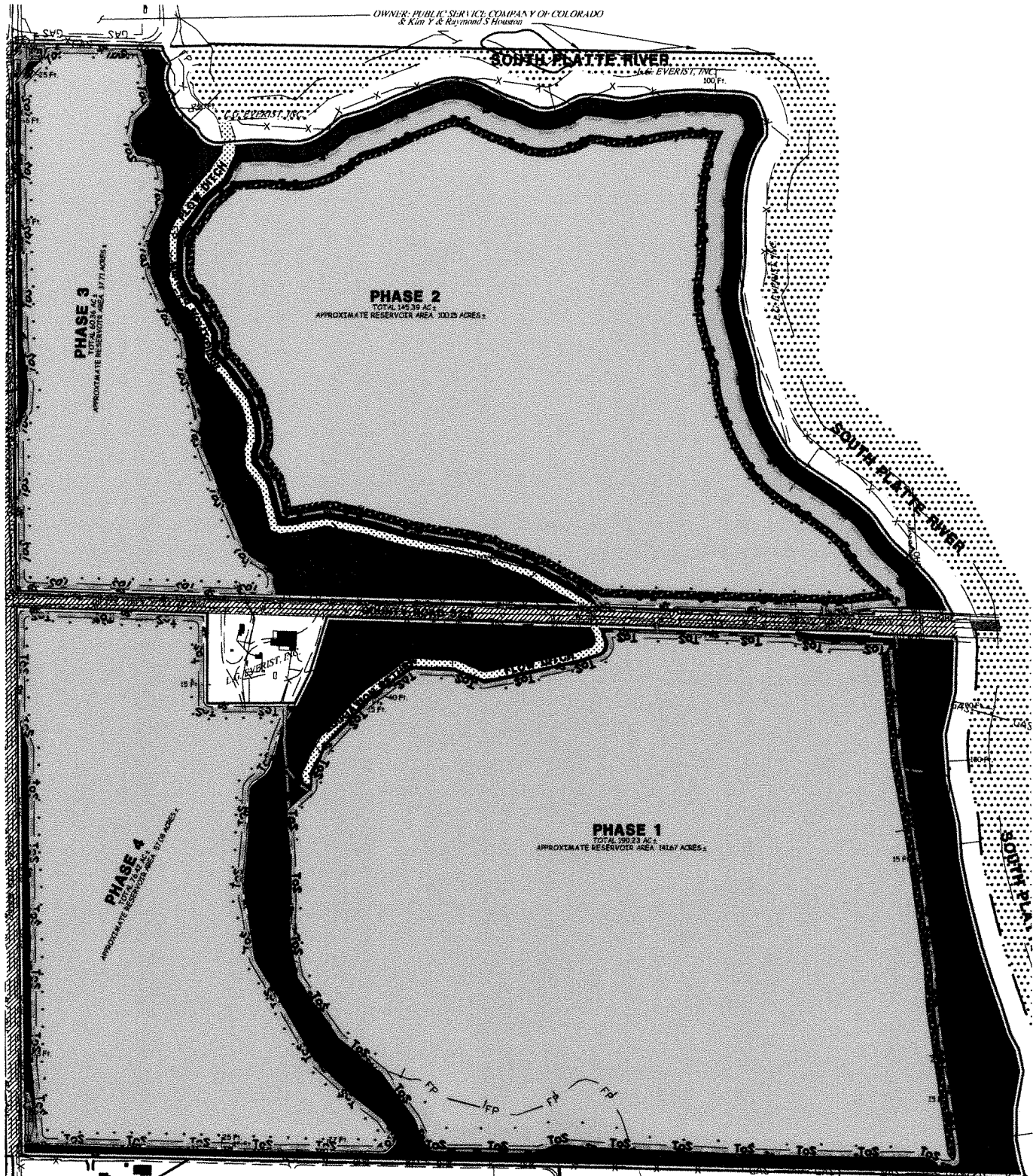


L.G. Everist, Inc.
 7321 East 88th Avenue | Henderson, Colorado 80640
 phone: (303) 287-4656 | fax: (303) 289-1348

DATE	02/07/2024
PROJECT	WFR-770
CLIENT	L.G. EVERIST
PREPARED BY	ENVIRONMENT, INC.
CHECKED BY	ENVIRONMENT, INC.
DATE	02/07/2024

L.G. EVERIST, INC
WEST FARM RESERVOIRS

FIGURE E-1



- AFFECTED LANDS/PERMIT LINE
- DITCH
- LAKE AREA
- REVEGETATED
- ROADS & GRAVELED AREAS
- NON DISTURBED AREA



**L.G. Everist, Inc. at West Farms Planned Development
Final Development Plan (FDP) – Application Packet**

Final Development Plan (FDP) - Application Packet
(Attachment Title Pages)

COPY of DRMS Permit M-2022-048
(separate electronic file ~ 300 pages)

L.G. EVERIST AT WEST FARMS

Situate in Section 14, Township 3 North, Range 67 West of the 6th P.M.,
Town of Platteville, County of Weld, State of Colorado

NOTE: SEE LINE AND CURVE TABLES ON SHEET 2 OF 4

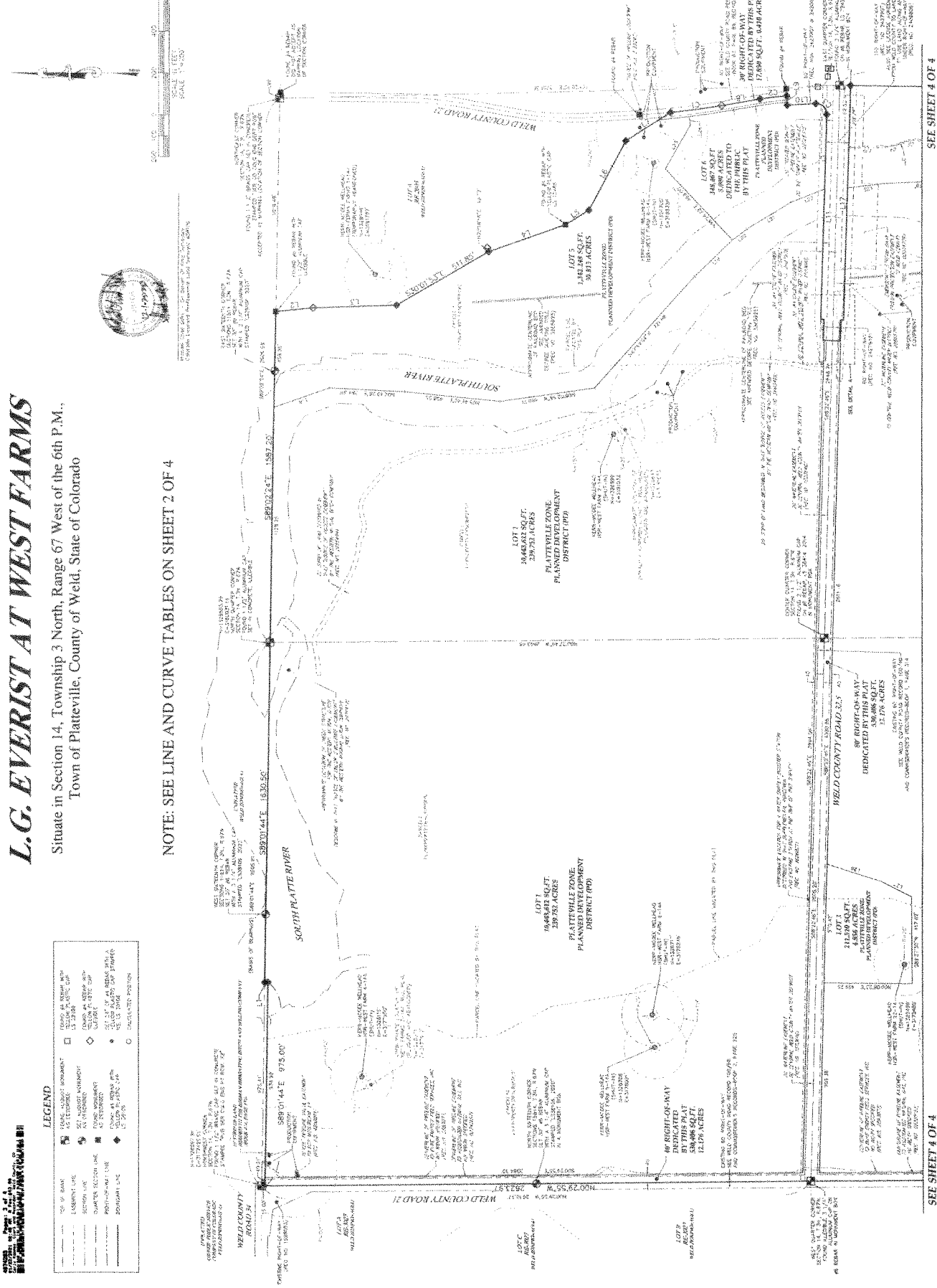
DATE	11/18/2020
BY	20180830000
SCALE	1"=100'
CHKD BY	20180830000
PROJECT NO.	1000000000

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
Phone: (970) 686-5011 | Email: contact@king-surveyors.com

REVISIONS	DATE

L.G. EVERIST AT WEST FARMS
FOR
L.G. EVERIST, INC.
650 E. GARDEN DRIVE
WINDSOR, CO 80550

3
SHEET 3 OF 4



LEGEND

[Symbol]	TOE OF BANK	[Symbol]	EXISTING OR REMOVED BOUNDARY
[Symbol]	CLASSIFIED LINE	[Symbol]	EXISTING OR REMOVED CURVE
[Symbol]	SECTION LINE	[Symbol]	EXISTING OR REMOVED RIGHT-OF-WAY
[Symbol]	QUARTER SECTION LINE	[Symbol]	EXISTING OR REMOVED EASEMENT
[Symbol]	PROBATION LINE	[Symbol]	EXISTING OR REMOVED EASEMENT
[Symbol]	BOUNDARY LINE	[Symbol]	EXISTING OR REMOVED EASEMENT

SEE SHEET 4 OF 4

SEE SHEET 4 OF 4



Agenda Item Cover Sheet

MEETING DATE: July 16, 2024
AGENDA ITEM: Town Manager Report
DEPARTMENT: Administration
PRESENTED BY: Troy Renken, Town Manager

SUMMARY

Mr. Renken will provide a brief verbal report during the meeting on development items of interest. Information for the Platte View Annexation that the Board of Trustees will consider during their regular meeting is included as an informational item at this time. On September 3rd, 2024 the Planning Commission will consider zoning for this annexation prior to Board approval so the Town Manager wanted to provide the Commission advanced public information for review.

ATTACHMENTS

Platte View Annexation Petition & Exhibits (reference materials only)
Business Appreciation Lunch Flyer & Business Survey (FYI items for review)

PETITION FOR ANNEXATION

TO: BOARD OF TRUSTEES OF THE TOWN OF PLATTEVILLE, COLORADO

RE: PROPERTY KNOWN AS: Platte View Commerce Subdivision

The undersigned landowners, in accordance with Title 31, Article 12, Part 1, C.R.S., known as the Municipal Annexation Act of 1965, hereby petition the Town of Platteville, Colorado (the "Town"), for annexation to the Town of the following described unincorporated area situate and being in the County of Weld, State of Colorado (the "Property"):

(See **Exhibit A** attached hereto and incorporated herein by reference)

In support of their Petition, Petitioners state as follows:

1. That it is desirable and necessary that the Property be annexed to the Town of Platteville, Colorado.
2. That the Property meets the requirements of C.R.S. §§ 31-12-104 and 105, in that:
 - a. Not less than 1/6 of the perimeter of the Property is contiguous with the existing boundaries of the Town, disregarding for contiguity purposes, as allowed by C.R.S. § 31-12-104(1)(a), the existence of any platted street or alley, any public or private right-of-way, any public or private transportation right-of-way or area, public lands (except county-owned open space) or any lakes, reservoirs, streams or other natural or artificial waterways located between the Town and the Property. The contiguity required by C.R.S. § 31-12-104(1)(a) has not been established by use of any boundary of an area that was previously annexed to the Town where the area, at the time of its annexation, was not contiguous at any point with the boundary of the Town, and was not otherwise in compliance with C.R.S. § 31-12-104(1)(a), and was located more than three miles from the nearest boundary of the Town, nor was the contiguity required by C.R.S. § 31-12-104(1)(a) established by use of any boundary of territory that was subsequently annexed directly to, or which was indirectly connected through, subsequent annexations of such an area.
 - b. The proposed annexation will not create any disconnected municipal satellites.
 - c. A community of interest exists between the Property and the Town.
 - d. The Property is urban or will be urbanized in the near future, and said area is integrated or is capable of being integrated with the Town.
 - e. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

- i. Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road, or other public way.
 - ii. Comprising 20 acres or more and which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of \$200,000 for ad valorem tax purposes for the year next preceding the annexation is included within the Property without the written consent of the landowner(s) unless such tract of land is situated entirely within the outer boundaries of the Town as they exist at the time of annexation.
 - f. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the Property.
 - g. The annexation of the Property will not result in the detachment of area from any school district and the attachment of same to another school district, unless accompanied by a resolution of the board of directors of the school district to which such area will be attached approving such annexation.
 - h. The annexation of the Property will not have the effect of extending the boundary of the Town more than three miles in any direction from any point of the Town's boundary in any one year.
 - i. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the Property.
 - j. Reasonable access will not be denied to landowners, owners of easements or the owners of franchises adjoining any platted street or alley to be annexed that will not be bordered on both sides by the Town.
3. That attached hereto and incorporated herein by reference are five prints of a black ink or Mylar annexation map, prepared, stamped and signed by a professional engineer or land surveyor registered in the State, containing the following information:
- a. A written legal description of the boundaries of the Property.
 - b. A map showing the boundary of the Property.
 - c. Within the annexation boundary map, a showing of the location of each ownership tract of unplatted land, and, with respect to any area which is platted, the boundaries and the plat numbers of plots or lots and blocks.
 - d. Next to the boundary of the Property, a drawing of the contiguous boundary of the Town and the contiguous boundary of any other municipality abutting the Property.
 - e. The physical relationship of the Property to the existing corporate limits of the Town.

- f. Boundaries of special districts, if any, having jurisdiction over the Property.
 - g. The location and width of existing street and utility easements within or adjacent to the Property.
 - h. The location and site of the nearest existing utility lines.
 - i. Existing development within the Property, and the current source of water, sanitary sewer and storm drainage service for such development.
 - j. Proposed zoning of the Property and exact boundaries of zoning districts if more than one district is proposed.
 - k. Date, scale and north sign.
4. That Petitioners are the landowners of more than 50% of the Property, exclusive of streets and alleys.
5. That all Petitioners signed this Petition no more than 180 days prior to the date of the filing of this Petition.
6. That this Petition satisfies the requirements of Article II, § 30 of the Colorado Constitution in that it is signed by persons comprising more than 50% of the landowners of the Property who own more than 50% of the Property, excluding public streets and alleys and any land owned by the Town.
7. That no election has been held within the last 12 months for annexation of the Property to the Town.
8. That upon the effective date of the ordinance annexing the Property to the Town, the entire Property shall become subject to the ordinances, resolutions, rules and regulations of the Town, except for general property taxes which shall become effective on January 1 of the next year following passage of the annexation ordinance.
9. That attached hereto and incorporated herein are the following:
- a. Evidence of fee ownership of each separately owned parcel of the Property, consisting of a commitment for or a title insurance policy, an attorney's written title opinion, a subdivision certificate or a written ownership and encumbrance report, effective as of a date not later than 30 days before the date of filing.
 - b. A legal description of water and ditch rights appurtenant to the Property, identified to each ownership parcel.
 - c. Evidence that the Property is within the established Town three-mile planning area or evidence that the Town is willing to extend the Town boundaries beyond the established three-mile planning area as specified in C.R.S. § 31-12-105(1)(e).

d. Evidence that Petitioners are authorized on behalf of the corporation, partnership or joint venture owning the Property, to execute all documentation related to this Petition.

10. That, by the date that is 90 days after the effective date of the annexation ordinance, the Property shall be brought under the Town's zoning code and map.

11. That Petitioners agree to reimburse the Town for all costs and expenses incurred by the Town in reviewing and processing this Petition, as provided by and pursuant to § 15-1-110 of the Platteville Municipal Code.

12. That Petitioners have not requested from any government entity review of a site specific development plan that would vest Petitioners with the property rights contemplated in C.R.S. § 24-68-101, *et seq.*, and that Petitioners hereby waive any vested property rights for the Property resulting from any prior approval of any site specific development plan as defined in C.R.S. § 24-68-101, *et seq.*

13. That this Petition and the annexation of the Property are specifically conditioned on the negotiation and execution by Petitioners and the Town of a mutually acceptable annexation agreement.

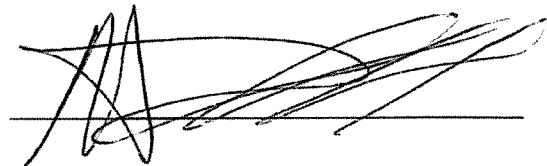
14. That Petitioners reserve the right to withdraw this Petition at any time prior to the adoption of an annexation ordinance.

[SIGNATURE PAGES TO FOLLOW]

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, being first duly sworn upon oath, deposes and says:

That he or she was the circulator of the foregoing Petition for Annexation of lands to the Town of Platteville, Colorado, consisting of 7 pages including this page, and that each signature thereon was witnessed by the affiant and is the true signature of the person whose name it purports to be.



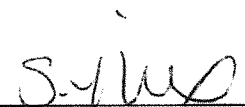
Circulator

STATE OF COLORADO)
) ss.
COUNTY OF Weld)

Subscribed, sworn to and acknowledged before me this 14 day of June,
2024, by Michael McDermott

My Commission expires 2/23/2025.

(SEAL)

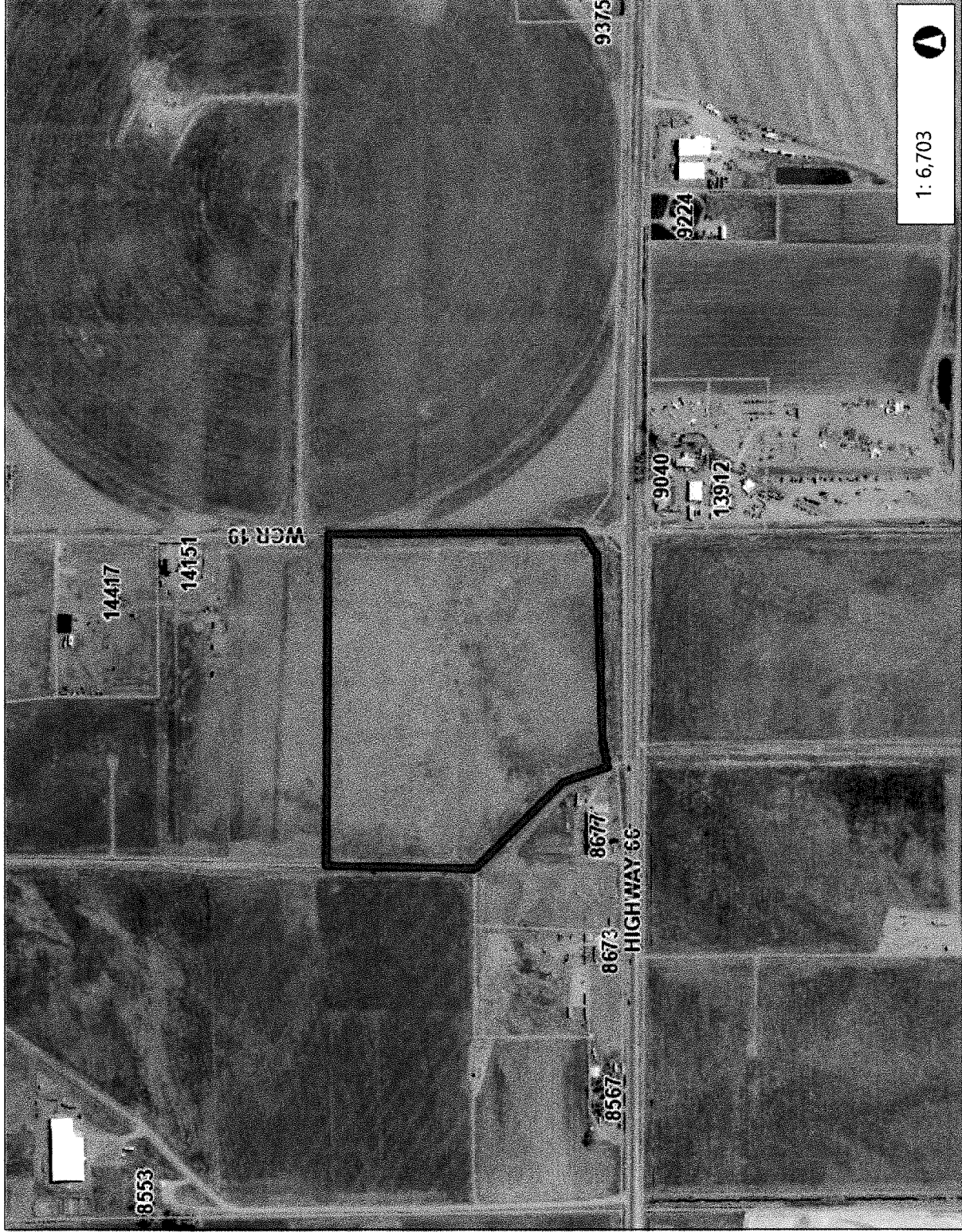


Notary Public

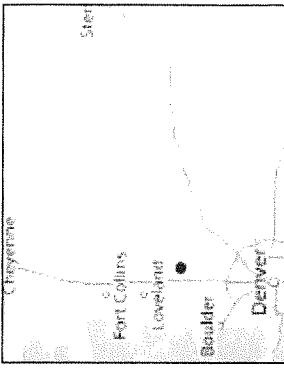
STEPHANIE LYNN NIX Notary Public State of Colorado Notary ID # 20214007424 My Commission Expires 02-23-2025

Exhibit A




Lot A, Recorded Exemption No. 1209-21-4 RECX19-0002, Situate in the Southeast Quarter of Section 21, Township 3 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado as recorded at reception no. 4732018 in the real property records of Weld County, Colorado.



1: 6,703



Legend

-  Parcels
-  Highway
-  County Boundary

Notes

1,117.1 0 558.56 1,117.1 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

THIS MAP IS NOT TO BE USED FOR NAVIGATION



2024 800-438-4388
 10000 W. 10th Avenue, Suite 100
 Golden, CO 80602

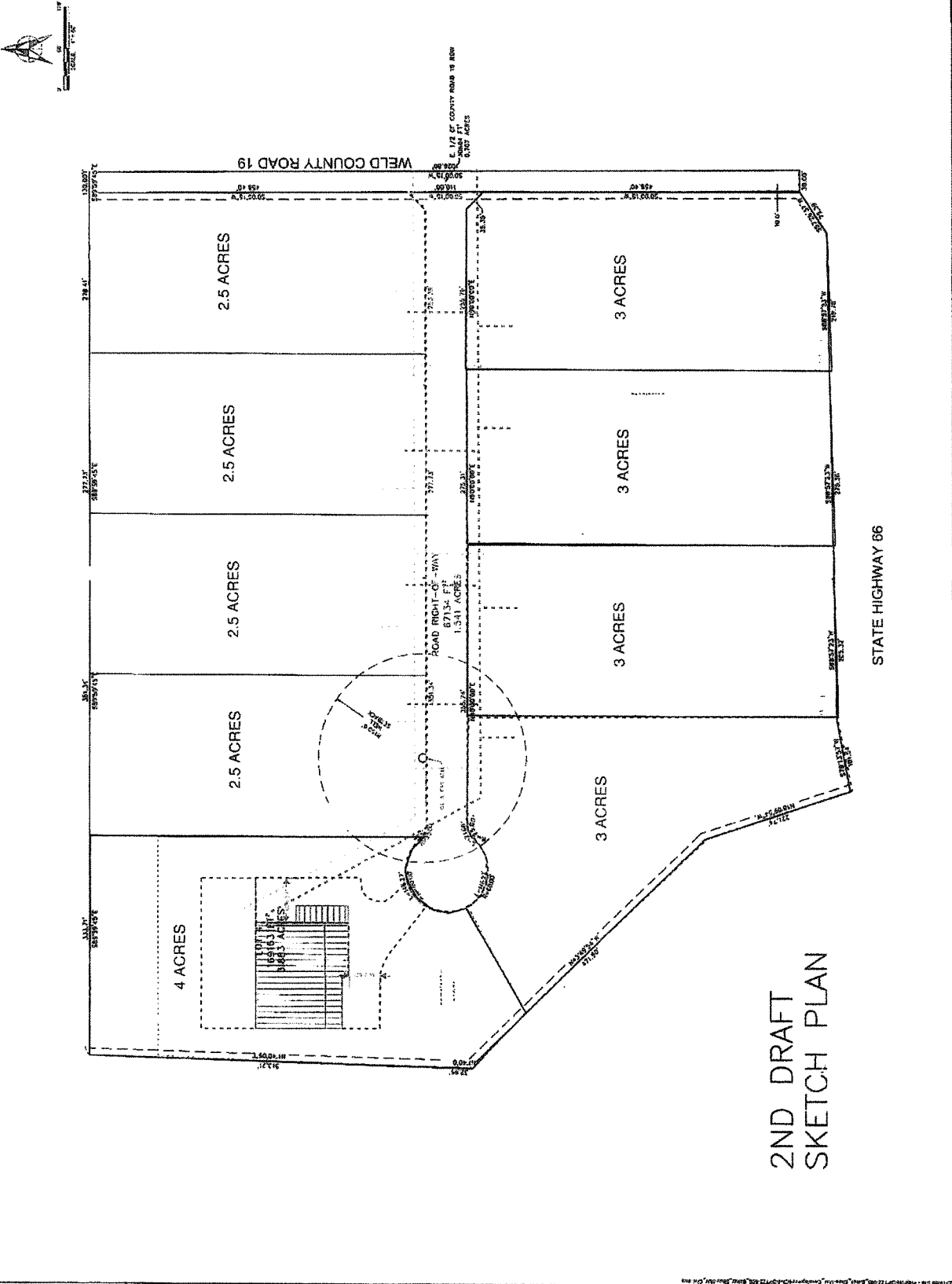
BAKER
CONSTRUCTORS
 2024 Main Primary, Frederick, CO 80501
 (727) 522-4388 FAX (727) 522-4389

ISSUANCE DATE:

Revision Schedule	
NO.	DATE
1	2024.07.15
2	2024.07.15
3	2024.07.15
4	2024.07.15
5	2024.07.15
6	2024.07.15
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100	2024.07.15

SHEE-MAR DEVELOPMENT
 LOT 4, ENCL. SEC. 31, T2N, 68R27, 69N PL 1A,
 WELD COUNTY, CO, DENVER

SITE PLAN
 C-101
 A



2ND DRAFT
 SKETCH PLAN

JOIN US FOR A

Town of Platteville

Business Appreciation

Lunch

*Thank you to
our local
Businesses!*

Wednesday, July
17th

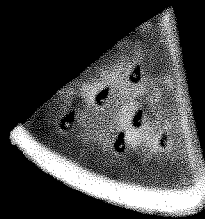
Lincoln Park

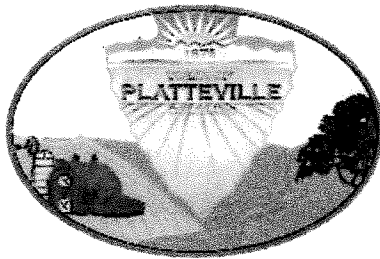
11:30am-1pm

No RSVP Needed



Fried Chicken
With side
and drink





Platteville Economic Development Business Survey

Survey Results
FINAL

07/01/2024

How long have you operated a business in Platteville?

Less than one year	20% (2)
1-3 years	10% (1)
3-7 years	10% (1)
7-10 years	30% (3)
10+ years	30% (3)

Why did you decide to have a business in Platteville?

Proximity to other towns and customers	40% (4)
Lifestyle and available amenities	10% (1)
Took over family business	10% (1)
Became first time business owner or operator	20% (2)
Other	50% (5)

In the question above, if you selected other please explain below.

I moved here in 1989 and started my in home licensed child care business

We acquired an existing facility that fit our strategic placement strategy.

Live in Platteville

central location to Denver and DJ Basin. Right on I25

Location was good to be opened up with multiple vendors I couldn't not get in bigger cities and there were a lot of potential customers and businesses in Platteville that could use my business.

Do you plan on growing your business in the next few years or do you intend to close or relocate to another community?

Stay in Platteville and grow or expand business 80% (8)

Close or relocate to another community 20% (2)

If you answered the previous question by stating you'll close or relocate your business please indicate the reasons why in the space below.

Moving to a community that cares about appearance, that upholds regulations and ordinances, that cares about community safety and that wants to grow its economic base

If I don't get any foot traffic and soon, I will be forced to close my business in downtown Platteville.

What would you tell a new business that is looking to start up or relocate to Platteville?

Be patient and friendly.

The management of the town is not enforced as far as ordinances and appearances, the town allows garbage and junk build up and won't enforce business or residential property to abide by regulations

Great Town management to work with and motivated to see businesses grow.

Don't come to Platteville. Not a good town for business.

Safebuilt is difficult to deal with for upgrades or development. Good place to work and live.

The town is great to work with but there is minimal outside traffic.

We need more businesses. There are several empty buildings that should be utilized.

The town is very welcoming and helpful. They want to see you succeed. Security is always something to think about so make sure and have the proper security system in place.

Do your homework. There is no foot traffic in this small and quiet town. There is also very little support from the towns people and management.

What are the three most positive benefits about doing business in Platteville?

Small town atmosphere	60% (6)
Local community & knowing clientele	20% (2)
Minimal amount of traffic or travel time	40% (4)
Convenient location	60% (6)
Less competition from similar type businesses	20% (2)
Easy to obtain a business license	40% (4)

Is there another positive benefit about doing business in Platteville that's not listed above?

Residential/Commercial zoning
Lots of Oil and Gas companies in the area.
Being next to the Silver Spur has helped me pull in new customers that I wouldn't have had opportunity to meet.

What would encourage you to expand your business in Platteville?

Larger population and more residents	70% (7)
More businesses	40% (4)
More local events to attract business and customers	30% (3)
More available office space or buildings	50% (5)
Other	30% (3)

If you indicated other to the above question please explain below.

Clean up the community and attract residents and businesses

Down town Platteville promoted for business. NO housing in buildings that are to be used for business.

More business promotion within the town

What are the most important things the Town could do to encourage current residents to start a business in the community or promote someone else to move their business to Platteville?

Improve Main Street.

Advertising in industrial journals about the Town and land availability.

Improve downtown Platteville. Sidewalks. Promote business.

Promote and support local businesses.

1. Put the empty and unused buildings for sale at a reasonable price. 2. Give the town a theme, i.e. western, to make it a destination 3. Make River accessible 4. Utility subsidies

Good internet sources that are fast and reliable. Police force that works hard to keep businesses safe from break ins and shop lifting.

As I see it, there's only 1 business storefront for lease on Main Street and 1 storefront for sale that is extremely overpriced. I'm not seeing a ton of opportunities for people to come in and start a new business here. I am very concerned about all of the blinds that are shut on Main Street and it looks like a ghost town. There are so many businesses that are not being run as businesses as people are residing in the buildings and not sure how this complies with town ordinances? At this point, I wouldn't encourage anyone to come into Platteville and start up a business as I'm struggling to get support of the town and not sure I'll make it much longer.

How can the Town partner with you to improve your business?

Change or amend current building or land use codes to be more business friendly with fewer requirements	50% (5)
Advertise business opportunities and local events	40% (4)
Install signage on the highways to promote businesses in town	80% (8)
Offer matching grant funds to help businesses update or install downtown building improvements	50% (5)
Partner with businesses to install downtown murals or artwork	20% (2)
Create a bulletin board in the business district to advertise businesses and events	50% (5)

What are the three primary barriers to doing business in Platteville?

Zoning and code regulations	10% (1)
Length of time for site plan or building permit approval	10% (1)
Lack of advertising space or locations	40% (4)
Limited amenities to keep or attract residents to the community	80% (8)
Lack of available locations or building options	60% (6)

What other types of businesses would complement your business to help it grow and prosper?

Hardware or Auto Parts Store	80% (8)
Newspaper	10% (1)
Entertainment or events	30% (3)
Grocery Store	70% (7)
Clothing or Convenience Store	30% (3)
Other	40% (4)

If other is selected in the above question please explain below.

Other manufacturers or industrial users.

Business in downtown, not people living in business locations.

Coffee shop, feed store, river activity rentals, restaurants, boutiques

Coffee Shop, nail salon, other service oriented businesses

What other businesses does Platteville need to support the community?

Medical Offices and Home Health Care	30% (3)
Coffee, Ice Cream or similar small scale business	80% (8)
New restaurants with a variety of food choices	70% (7)
Retail and Merchandise	50% (5)
Other	0% (0)

What other business would you support not listed above?

Hardware / farm store

Would you like to become a member of the Platteville Chamber of Commerce?

Yes	44% (4)
No	22% (2)
Not now but possibly in the future	33% (3)

If you selected Yes above, please provide your contact information including name, email and phone number below.

Josh Evans, JEvans@TFPNutrition.com, 936-585-0684

Already am a member

Kevin and Bobbi 720-400-3883

Matt Bruzewski, matt@frclothingandsuppl.com, 720-600-1270

Karina Th3eventhall@gmail.com 970-518-1854

What can the Town and/or Chamber of Commerce do to help promote or grow your business?

Strong partnership.

Businesses might be more attracted to our community if the town would enforce traffic and uphold ordinances

Promote business as a whole in Platteville. What does the chamber of commerce offer to help promote business? When members of the chamber are asked this question, they can't answer it. ???

Promote shopping local

Advertising in newsletter

LED signage that advertises what businesses are in Platteville Commons.

Help with advertising.

This is Melisa from Lucy's Mercantile. I doubt this survey is totally anonymous since there are not many businesses in town but if you want to know how you can help me... how about stop by and get to know me??? Something so simple but could carry so much impact!!! Adrienne Sandoval came in the first week I opened my doors in November to welcome me and shopped with me 3 times since I opened my space and has referred others in person and via social media. Jen from the Chamber came in and introduced herself in November and wanted to welcome me and followed up by asking for a donation. Veronica Silbaugh from the Rotary Club asked me to come and speak at their meeting and introduce myself and a few members have shopped with me since then. The Rotary Club just asked for a donation for their Car Show. Larry Hatcher came in and introduced himself and welcomed me just this last weekend. Curtis from the Lions Club stopped in and has asked 3 different times for donations. A gal from the PTA at the elementary school stopped by for a donation as well. Are you noticing a trend here??? Everyone wants a DONATION! I have spent over \$500 in donations since November and only 1 person that I've donated to has spent any money with me. I have had NO OTHER town council, chamber, or other organizations stop by to welcome me or shop with me! I'm blown away by this! This survey is a great step to getting feedback but I have so many more things to say if you want to stop by and chat. I run an ad agency for my full time job and have been marketing for 40 years. I don't have time to go to committee meetings due to my work schedule but if you want to stop by, I'd love to walk down Main Street with you and talk about various ideas on how to bring life into this very dead town. I'm open Fridays 1-6pm and Saturdays 10am-4pm. I have no idea how I'm going to survive with ZERO foot traffic on Main Street and am pleading with you all to help me bring attention to downtown Platteville!