



# Commerce City

7887 E. 60th Ave.  
Commerce City, CO 80022  
c3gov.com

## Council Communication File Number: ECAGID-015-24

**Agenda Date:** 4/8/2024

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council

**File Type:** ECAGID Ordinance

**Agenda Number:**

AN ORDINANCE INCLUDING PORTIONS OF CERTAIN LANDS GENERALLY KNOWN AS QUIKTRIP GENERALLY LOCATED AT SOUTHWEST CORNER OF EAST 81ST AVENUE AND TOWER ROAD INTO THE E-470 COMMERCIAL AREA GENERAL IMPROVEMENT DISTRICT

### **Summary and Background Information:**

#### Property Information

- The property was annexed into Commerce City in 2023.
- The property consists of approximately 14.7 total acres of land, all of which will be included into the ECAGID.

The applicant has met all requirements for inclusion.

Inclusion into the ECAGID is appropriate because the Property is proposed for commercial development, is located in the ECAGID's future inclusion area, and the property will be provided water or wastewater service to new development through facilities constructed with financial consideration from the City, the ECAGID, or the NIGID. Per Resolution ECAGID 16-04, inclusion into the ECAGID is required for all Properties in Commerce City which are to be provided water and/or wastewater service, as a result of new development or new or improved connections to serve existing development, through any Facilities or capacity acquired, constructed, installed, operated, or maintained with any direct or indirect financial consideration from the City, the NIGID, ECAGID, or the ERAGID. In addition, as a result of the 2016 intergovernmental agreement between the NIGID, ECAGID, ERAGID, and SACWSD, inclusion into the ECAGID is required for the provision of water supply or wastewater service for new development in this area. Finally, an inclusion agreement is required by the 2013 Agreement.

The Petitioner has executed an Inclusion Agreement as required by the November 4, 2013, Agreement for Inclusion into the Commerce City E-470 Area General Improvement District and the E-470 Commercial Area General Improvement District ("2013 Agreement"). Ordinance ECAGID-015-24 determines the sufficiency of the petition, grants the requested inclusion, and approves the Inclusion Agreement.

Notice Information: This hearing was noticed on March 14, 2024 in the Commerce City Sentinel Express. The affidavit of publication is included in the Board Packet.

**Staff Responsible (Department Head):** Jared Gerber, Community Development

Director

**Staff Presenting:** Dalton Guerra, Senior Planner

**Financial Impact:** N/A

**Funding Source:** N/A

**Staff Recommendation:** Staff recommends the ECAGID Board approve the Ordinance allowing for the inclusion of the QuikTrip PUD, generally located at the southwest corner of East 81st Avenue and Tower Road, into the E-470 Commercial Area General Improvement District. The applicant has met all of the requirements for inclusion.

**Suggested Motion:**

I move that the ECAGID Board approve the inclusion request for the QuikTrip PUD property, as described in Exhibit A of the proposed ordinance.

**Attachment List**

1. Ordinance
2. V-map
3. Petition
4. Legal Description
5. Affidavit of Publication
6. Presentation