

# Commerce City

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



## Meeting Minutes - Draft

Wednesday, November 8, 2023

6:00 PM

Meetings occur in person in the City Council Chambers (location above). The public can watch the meeting live on the city's public Council Chambers, 7887 E. 60th Ave Commerce City, CO 80022. The access TV or Xfinity cable channels 8 and 881 or on our YouTube public can participate virtually by registering in advance with the channel. The Zoom link above allows virtual participation.

Zoom Registration:

[https://c3gov.zoom.us/webinar/register/WN\\_AdnaD-HERfm3KPPcl4v](https://c3gov.zoom.us/webinar/register/WN_AdnaD-HERfm3KPPcl4v)

**Planning Commission**

V5g

**1. Call to Order - 6:02 PM**

Chairperson Amador called the meeting to order at 6:02 pm

**2. Roll Call**

- Present** 5 - Commissioner Andrew Amador, Commissioner Debra Eggleston, Commissioner Garret Billoft, Commissioner Dennis Cammack, and Commissioner Roger Japp
- Absent** 2 - Commissioner Angela VanDijk, and Alternate Commissioner Robb Shecter

**3. Approval of Minutes:**

[Min 23-275](#) October 03, 2023 Minutes

**Attachments:** [October 03, 2023 Minutes](#)

A motion was made by Commissioner Cammack and seconded by Commissioner Eggleston, that the staff amend the meeting minutes as recommended and at the next meeting they will vote.

**4. Case(s):**

[Pres 23-674](#) **Z23-0002:** South Adams County Water and Sanitation District, on behalf of Kroenke CC Properties LLC, is requesting a zone change from PUD (Planned Unit Development District) to PUBLIC, for the property generally located at the northeast corner of E. 74th Place and Quebec Street (west of 7400 Quebec Street), consisting of approximately 9.738 acres.

- Attachments:**
- [Zone Change Report](#)
  - [Vicinity Map](#)
  - [Applicant Narrative](#)
  - [Parcel Map](#)
  - [Prairie Gateway PUD Amendment1](#)
  - [E3 Comments](#)
  - [Sign Posting](#)
  - [Zoning Ordinance](#)

*Deputy City Attorney, Matt Hader, introduced the case.*

*City Planner Stacy Wasinger presented the case.*

*Applicant, Kipp Scott, Project Manager for South Adams County Water and Sanitation District (SACWSD) presented slides with further details regarding the project and why rezoning the property for the expansion of Klein Facility is necessary and why it is needed. Rezoning the property from PUD to Public is necessary in order to continue to supply high quality, reliable drinking water, comply with EPA*

*regulations on PFAS and maximum use of available water resources.*

*Chairperson Amador closed the public hearing and called for a vote.*

**Commissioner Garret made a motion: " I move that the Planning Commission enter a finding that the requested Zone Change, for the property generally located at the northeast corner of E. 74th Place and Quebec Street contained in case Z23-0002, meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change, subject to the following condition: 1. The subject property shall be consolidated with the adjacent existing water treatment facility property within six (6) months of South Adams County Water and Sanitation District (SACWSD) taking ownership of the property, per the timelines in the agreement between SACWSD and Kroenke CC Properties, LLC."**

**Ayes:** 5 - Commissioner Amador, Commissioner Eggleston, Commissioner Biltoft, Commissioner Cammack and Commissioner Japp

### **Action Items:**

#### [Pres 23-680](#)

Discussion of motion concerning the role of Planning Commission with respect to the Comprehensive Plan passed during the October 3, 2023 meeting.

*Chairman Amador asked for Commission Business and stated that they do have Commission Business from the last meeting around the motion to table the decision on the Proposed Comprehensive Plan and Planning Commission receiving input to help guide the planning process. They did receive a memo from the City Attorney around the conversation that now needs to happen under commissioner business.*

*Commissioner Commack state that there was some misunderstanding or it was not clear and that maybe our City Manager would come and help us.*

*Deputy City Manager, Jim Tolbert stated that he and Mr. Rogers prepared to talk about this. Mr. Tolbert believes they all received a memo from the Acting City Attorney last week. In that memo she outlined some issues you raised and she made some suggested recommendation to you that basically suggests that a clarifying motion be made by this body to request the City Manager make a request to City Council for appropriate appropriations in order to hire a consultant who can help educate the Planning Commission on a creation of a plan specifically to include the relevance of water planning, when a third party utility provides water and sanitation services and the integration of economic development principals in a plan. She ultimately said you could set a study session with a consultant who prepared a plan but if you're prepared to want to continue towards hiring someone the appropriate way to get Council action is to pass this motion.*

*Chairman Amador requested a motion for a Special Meeting on Monday, November 20 at 6 p.m. virtually. The purpose of the meeting would be to fine tune the request to Council for the Planning Commission's needs with regards to review and action on the Comprehensive Plan and other training. Chairman Amador then asked for a Voice Vote. All commissioners voted Aye.*

*Motion passes for a Special Meeting.*

**Chairman Amador requested a motion for a Special Meeting on Monday, November 20 at 6 p.m. virtually. The purpose of the meeting would be to fine tune the request to Council for the Planning Commission's needs with regards**

to review and action on the Comprehensive Plan and other training. Chairman Amador then asked for a Voice Vote. All commissioners voted Aye.

Motion passes for a Special Meeting.

**5. Board Business:**

**6. Attorney Business:**

**7. Staff Business:**

*Next monthly meetings will be December 5, 2023 and January 2, 2024*

**8. Adjournment**

The meeting adjourned at 7:45 p.m.