



# Commerce City

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

## Meeting Minutes - Final

### Planning Commission

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Tuesday, March 5, 2024

6:00 PM Council Chambers, 7887 E. 60th Ave Commerce City, CO 80022. The public can participate virtually by registering in advance with the Zoom Registration: [https://c3gov.zoom.us/webinar/register/WN\\_QYmVo2-xRyeKXwcl8wkt2A](https://c3gov.zoom.us/webinar/register/WN_QYmVo2-xRyeKXwcl8wkt2A)

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Meetings occur in person in the City Council Chambers (location above). The public can watch the meeting live on the city's public access TV or Xfinity cable channels 8 and 881 or on our YouTube channel. The Zoom link above allows virtual participation.

#### Call to Order

Chairperson Biltoft called the meeting to order at 6:01 pm

#### Roll Call

Motion was made to excuse Commission VanDijk Voice Vote was taken and passed with  
5 Ayes.

**Present** 5 - Alternate Commissioner Debra Eggleston, Commissioner Garret Biltoft, Commissioner Dennis Cammack, Commissioner Roger Japp, and Regular Member Robb Shecter

**Excused** 1 - Commissioner Angela VanDijk

#### Approval of Minutes:

[Min 24-040](#)

Meeting Minutes for February 6, 2024

**Attachments:** [Meeting Minutes February 6, 2024](#)

A motion was made by Commissioner Japp, seconded by Commissioner Cammack, that the Minutes be approved VOTE: 5 -Aye

**Ayes:** 5 - Alternate Commissioner Eggleston, Commissioner Biltoft, Commissioner Cammack, Commissioner Japp and Regular Member Shecter

**Excused:** 1 - Commissioner VanDijk

#### Public Hearing Items:

[Pres 24-138](#)

**CUP23-0001:** Tom Wood, on behalf of Rocky Mountain Recycling Inc., is requesting a Conditional Use Permit to allow a Recycling Facility located at 6425 Brighton Boulevard, zoned I-3 (Heavy Intensity Industrial)

consisting of approximately 1.23 acres.

**Attachments:**    [1. Conditional Use Permit Report](#)  
                              [2. Vicinity Map](#)  
                              [3. Applicant Narrative](#)  
                              [4. Neighborhood Meeting Summary](#)  
                              [5. Sign Posting](#)  
                              [6. Conditional Use Permit Draft Document](#)

*Deputy City Attorney, Matt Hader introduced Case # CUP23-0001, Tom Wood on behalf of Rocky Mountain Recycling, Inc. is requesting a Conditional Use Permit (CUP) to allow a recycling facility located at 6425 Brighton Blvd. Zoned I-3 (Heavy Intensity Industrial) consisting of approximately 1.23 acres.*

*Kathleen Taylor, Senior Planner, provided the staff presentation to the Commission.*

*Chairman Biltoft closed the public hearing.*

**A motion was made by Commissioner Cammack, that the Planning Commission enter a finding that the requested Conditional Use Permit for the property located at 6425 Brighton Blvd, contained in case CUP-23-0001, meets the criteria of the Land Development Code, and based upon such findings, recommend that the City Council approve the Conditional use Permit. Seconded by Commissioner Eggleston. VOTE: 5 - Aye**

**Ayes:**    5 -    Alternate Commissioner Eggleston, Commissioner Biltoft, Commissioner Cammack, Commissioner Japp and Regular Member Shecter

**Excused:**    1 -    Commissioner VanDijk

**[Pres 24-139](#)**

**CUP23-0002:** Tetra Tech, on behalf of Denver Water, is requesting a permit for a major extension of existing domestic water and sewage treatment systems, specifically for a water line approximately 1.5 miles in length and located primarily within E-470 and East 96th Avenue right of way.

**Attachments:**    [1. Conditional Use Permit Report](#)  
                              [2. Vicinity Map](#)  
                              [3. Applicant Narrative](#)  
                              [4. Water Line Alignment](#)  
                              [5. Environmental Report](#)  
                              [6. Applicant Response to Comments](#)  
                              [7. SACWSD Support Letter](#)  
                              [8. Draft Resolution](#)

*Deputy City Attorney, Matt Hader introduced Case # CUP23-0002. Tetra Tech, on behalf of Denver Water, is requesting a permit for a major extension of existing domestic water and sewage treatment systems, specifically for a water line approximately 1.5 miles in length and located primarily within E-470 and East 96th*

*Avenue right of way.*

*Dalton Guerra, Senior Planner, presented the staff presentation for the case to the Commission.*

*Chairman Biltoft closed the public hearing.*

**A motion was made by Commissioner Cammack, that the Planning Commission enter a finding that the required permit for the property located at 19900 East 96th Avenue and with E-470 and East 96th Avenue right-of-way, contained in case CUP23-0002, meets the criteria of the Municipal Code and based upon such finding, recommend that the City Council approve the permit. Seconded by Commissioner Eggleston. VOTE: 5 Aye**

**Ayes:** 5 - Alternate Commissioner Eggleston, Commissioner Biltoft, Commissioner Cammack, Commissioner Japp and Regular Member Shecter

**Excused:** 1 - Commissioner VanDijk

#### [Pres 24-140](#)

**PUDA23-0002:** Terracina Design, on behalf of 18494 104th LLC, is requesting approval of the Reunion PUD Zone Document Amendment No. 6 to modify allowed uses, including the addition of marijuana uses, creating setback requirements for a single medical marijuana center and retail marijuana store, and institute new and modified development standards for the 1.48-acre lot located at 18494 E. 104th Avenue.

**Attachments:**

- [1\\_Zone Change Report](#)
- [2\\_Vicinity Map](#)
- [3\\_Proposed PUD Amendment No. 6](#)
- [4\\_Applicant Narrative](#)
- [5\\_Existing Zone Document](#)
- [6\\_Neighborhood Meeting Summary](#)
- [7\\_Review Agency Comments](#)
- [8\\_Community Support Letters](#)
- [9\\_Sign Posting](#)
- [10\\_Draft Ordinance](#)

*Deputy City Attorney, Matt Hader introduced Case # PUDA23-0002, Terracina Design is behalf of 18494 104th LLC is requesting approval of the Reunion PUD Zone Document Amendment No. 6 to modify allowed uses, including the addition of marijuana uses, create setback requirements for a single medical marijuana center and retail marijuana store, and institute new and modified development standards for the 1.48-acre lot located at 18494 E. 104th Avenue.*

*Michael Rosso, City Planner, provided the staff presentation for the case to the Commission.*

*Applicant, Josh Riggs provided a presentation on the project, including the end user.*

*The Commissioners asked questions and one member of the public spoke in favor of the project while another spoke in opposition.*

*Chairman Biltoft closed the public hearing.*

**A motion was made by Commissioner Cammack, that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the property located at 18494 E. 104th Avenue, contained in case PUDA23-0002, fails to meet the criteria of the Land Development Code and based upon such finding, recommend that the City Council deny the PUD amendment. Seconded by Commissioner Japp. VOTE: 3 - Aye, 1 - Nay, 1 - Abstained**

**Ayes:** 3 - Alternate Commissioner Eggleston, Commissioner Cammack and Commissioner Japp

**Nayes:** 1 - Commissioner Biltoft

**Excused:** 1 - Commissioner VanDijk

**Abstentions:** 1 - Regular Member Shecter

[Pres 24-141](#)

**Z-993-24:** FT-Hwy 2 & Quebec, LLC is requesting a Zone Change from AG (Agricultural) to I-1 (Light Intensity Industrial), for the property located at 8050 Rosemary, consisting of approximately 2.4 acres.

**Attachments:**    [1\\_Zone Change Report](#)  
                          [2\\_Vicinity Map](#)  
                          [3\\_Applicant Narrative](#)  
                          [4\\_Survey](#)  
                          [5\\_Preliminary Drainage Report](#)  
                          [6\\_Traffic Study](#)  
                          [7\\_Neighborhood Meeting Summary](#)  
                          [8\\_Irondale Plan](#)  
                          [9\\_Sign Posting](#)  
                          [10\\_Draft Ordinance](#)

*Deputy City Attorney, Matt Hader introduced case Z-993-24 which is a request for a Zone Change from AG (Agricultural) to I-1 (Light Intensity Industrial) for 2.40 ac. lot property located at 8050 Rosemary.*

*Omar Yusuf, City Planner, provided the staff presentation to the Commission.*

*Applicant Tyler Carlson provided comments.*

*The Commissioners asked questions for the applicant and staff regarding the project.*

*Chairman Biltoft closed the public hearing.*

**A motion was made by Commissioner Japp that the Planning Commission**

move that the Planning Commission enter a finding that the requested Zone Change for the property located at 8050 Rosemary Street contained on Case Z 993-24 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the Zone Change. Seconded by Commissioner Eggleston. VOTE: 5 - Aye

**Ayes:** 5 - Alternate Commissioner Eggleston, Commissioner Biltoft, Commissioner Cammack, Commissioner Japp and Regular Member Shecter

**Excused:** 1 - Commissioner VanDijk

## Presentation

### [Pres 24-142](#)

Economic Development Strategic Plan presentation by City Managers Office

**Attachments:** [Economic Strategic Plan Presentation](#)

*Elliot Weiss, Community Attributes, Inc. (CAI), gave the presentation on the Economic Strategic Plan.*

## Board Business:

### Appointment of Commissioners to Comprehensive Plan Sub-Committee

A motion was made by Commissioner Cammack and seconded by Commissioner Eggleston to appoint Commissioner Japp to the sub-committee regarding training and the Comprehensive Plan. VOTE: 5 - Aye

**Ayes:** 5 - Alternate Commissioner Eggleston, Commissioner Biltoft, Commissioner Cammack, Commissioner Japp and Regular Member Shecter

**Excused:** 1 - Commissioner VanDijk

## Attorney Business:

## Staff Business:

Staff Update on CUP23-0003 (South Adams Water CUP) and Z-990-24 (6601 Colorado Zone Change)

*During the March 4, 2024 Council Meeting, the CUP23-003 for the water district was approved by Council and the Z-990-24 6601 rezoning was continued to March 18.*

## Adjournment

The meeting adjourned at 9:17 pm