



# Commerce City

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

## Meeting Minutes

### Planning Commission

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Tuesday, April 5, 2022

6:00 PM Council Chambers, 7887 E. 60th Ave Commerce City,  
CO 80022. The meeting will be live on Channel 8 and  
c3gov.com/video.

Zoom Registration:

[https://c3gov.zoom.us/webinar/register/WN\\_avcC-pM2S3mwGt-pjWs1j1Q](https://c3gov.zoom.us/webinar/register/WN_avcC-pM2S3mwGt-pjWs1j1Q)

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**This meeting will be held in person in the City Council Chambers (location above).  
There will be general public physical access to this meeting or virtual participation by  
using the Zoom link above.**

#### Call to Order

*Meeting was called to order at 6:01 pm.*

#### Roll Call

**Present** 5 - Commissioner David Yost, Commissioner Garret Biltoft, Chair Jonathan Popiel, Commissioner Jordan Ingram, and Alternate Commissioner Steven J. Douglas

*Staff in Attendance:*

*Sarah Geiger, Deputy City Attorney*

*Steve Timms, Planning Manager*

*Tricia Mason, Community Development Manager*

*Anita Riley, Principal Planner*

*Omar Yusuf, Planner*

*Jamie Rice, Planner*

*Katelyn Memmer, Planning Commission Liaison*

#### Pledge of Allegiance

#### Approval of Minutes:

[Min 22-78](#)

Approval of Minutes from March 01, 2022 Planning Commission Meeting

**Attachments:** [Minutes](#)

**A Motion was made that the Minutes be approved VOTE:**

**Ayes:** 4 - Commissioner Yost, Commissioner Biltoft, Chair Popiel and Commissioner Ingram

**Abstentions:** 1 - Alternate Commissioner Douglas

**Case(s):**

*Chairman Popiel motioned to amend the Agenda to have Pres 22-221 LDC Amendment-Homeless Services Definitions and Zoning District Classification moved to a later date.*

**VOICE VOTE:**

**Aye: 5- Chair popiel, Commissioner Yost, Commissioner Ingram, Commissioner Biltoft, Commissioner Douglas**

[Z-  
660-97-99-00-0  
3-03-17-22](#)

Hanley Holdings requests approval to amend the approved Mountain View Industrial Park PUD Amendment 5 to change Lot C, Block 3 from PUD Industrial (I-1) zoning to PUD Industrial (I-2) zoning, located at 9801 Havana Street, zoned Mountain View Industrial Park PUD (Planned Unit Development District) Amendment 5

**Attachments:**    [Staff Report](#)  
                              [Vicinity Map](#)  
                              [Narrative](#)  
                              [Existing PUD](#)  
                              [Proposed PUD](#)  
                              [Site Plan](#)

*Sarah Geiger, Deputy City Attorney, introduced the case and staff presenting the case.*

*Omar Yusuf, Planner, presented the case Z-660-97-99-00-03-03-17-22 and noted all information pertinent to noticing, publication and the presentation is in the record. Mr. Yusuf reviewed the staff report and presentation including the DRT recommendation for approval, subject to one condition.*

*Omar Yusuf, Planner, invited the applicant to answer any questions the commissioners may have.*

*Commissioners asked questions about the drainage area to the north and the fence screening that will be added and the Tri County air emissions condition. Commissioners requested the air pollution permit to be done.*

**A motion was made by Commissioner Yost: I move the Planning Commission enter the findings that subject to certain conditions the requested PUD zone document amendment for the property located at 9801 Havana Street contained in case Z-660-97-99-00-03-03-17-22 meets the criteria of the Land Development Code and based upon such findings recommend that the City Council approve the PUD zone document amendment subject to the following conditions: the applicant shall obtain a copy of a facilities air emissions permit through the City prior to building permit issuance if applicable. And seconded by Commissioner Douglas, that this Zoning Ordinances was recommended for approval VOTE:**

**Ayes:** 5 - Commissioner Yost, Commissioner Biltoft, Chair Popiel, Commissioner Ingram and Alternate Commissioner Douglas

**Board Business:**

**Attorney Business:**

**Staff Business:**

*Next meeting is May 3rd.*

*Chairman Popiel asked that the school and fire districts comments be included in the packet, where applicable.*

*LDC Amendment-Homeless Services Definitions and Zoning District Classifications will be presented as a study session item at a later date.*

**Adjournment**

*Regular meeting was adjourned at 6:30pm.*

**Study Session Item:**

*Study Session call to order at 6:30pm.*

[Pres 22-238](#)

Comprehensive Plan Update

**Attachments:**     [Memo](#)

[Z-973-21](#)

Anderson Farm PUD Concept Schematic

**Attachments:**     [Staff Report](#)  
                                  [Vicinity Map](#)  
                                  [PUD Concept Site Plan and Narrative](#)  
                                  [Public Comments](#)

- *It was suggested by members of the Planning Commission to make detention/retention ponds usable and attractive, using native/drought resistant plants and subterranean drainage.*
- *It was noted to require traffic lights at major intersections which will go through review in the PUD Zone Document review.*
- *It was noted that on East of Chambers Road where the existing townhomes are proposed, the existing layout is too compact. The Commission gave the suggestion to open and provide space to this section of the development, by creating bigger lots to break up the block of heavy residential.*
- *It was noted that comments may be received from neighboring subdivisions regarding the townhomes on the East side. These comments may include the desire to have single-family homes adjacent to other single-family homes, rather than townhomes. It was suggested to potentially place the townhomes on the inside of the development.*
- *Access from 96th to Sable is suggested, by creating a right of way with the proposed school site. This may be further figured out with Public Works during the PUD Zone*

*Document process.*

- An emphasis on regional connections for bike/pedestrian to the Rocky Mountain Arsenal Wildlife Refuge were suggested, as there is a trailhead that is proposed nearby. Greenbelt trail connectivity to the one access point to the trailhead at Chambers and 96th. Multi-purpose path is present on the East side of Chambers and should be mirrored on the west side.*
- Protection of the promenade of the houses as well as protected views throughout the development were emphasized. Townhomes are blocking out north-east side. The current viewshed is one that is an asset to the sight and should be maintained throughout the development. There was a suggestion to use the neighborhood park to leverage these views, as it is an elevated portion of the site. The example of the Reunion Central Park is laid out with the grid to look at Long's Peak. Suggested to protect any view corridors.*
- It was requested that signs remain contiguous throughout the development.*
- The Planning Commission was amenable to the western theme of the development, this theme can be incorporated throughout the parks, open space, signage and lighting.*
- Continued coordination will be required be for the school and park site to work with Reunion Ridge and Foxton Village.*
- Street connections in all directions will remain key to this development.*

### [Pres 22-221](#)

LDC Amendment- Homeless Services Definitions and Zoning District Classifications

**Attachments:**    [Memo](#)  
[Homeless Services Attachment A](#)  
[Homeless Services Attachment B](#)  
[Presentation](#)

## **Adjournment**

*Meeting was adjourned at 8 pm.*