



Commerce City

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

Meeting Minutes - Draft

Planning Commission

Tuesday, June 4, 2024

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_yNTDKY_VQDWw8MizoK9w

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

Meeting called to order at 6:00 pm

Roll Call

Present 4 - Alternate Commissioner Timothy Hoskens, Commissioner Robb Shecter, Commissioner Garret Biltoft, and Commissioner Roger Japp

Absent 1 - Commissioner Dennis Cammack

Approval of Minutes:

[Min 24-083](#)

Planning Commission Minutes March 5, 2024

Attachments: [Meeting Minutes 05-Mar-2024 03-13-24](#)

A motion was made by Commissioner Japp, seconded by Commissioner Shecter, that this Minutes be approved, VOTE:

Ayes: 4 - Commissioner Hoskens, Commissioner Shecter, Commissioner Biltoft and Commissioner Japp

Public Hearings:

[Pres 24-300](#)

CUP24-0001: Brad Lucero, on behalf of Stout Street Foundation, is requesting a Conditional Use Permit to allow an Inpatient Residential Substance Abuse Treatment Facility located at 7251 E. 49th Avenue and 7201 E. 49th Avenue, zoned I-1S (Industrial Park Storage District), consisting of approximately 4.0 acres.

Attachments: [Staff Report](#)
 [Vicinity Map](#)
 [Applicant Narrative](#)
 [Previous Conditional Use Permit](#)
 [Neighborhood Meeting Summary](#)
 [Comment Letters](#)

City Attorney , Lee Zarzecki, announced Case CUP24-0001. Planner Nathan Chavez presented on behalf of city staff.

A presentation was made by the applicant. No public comments were provided for this case.

A motion was made by Commissioner Shecter, "I make motion that we recommend CUP24-0001 for approval" seconded by Commissioner Japp, VOTE:

Ayes: 4 - Commissioner Hoskens, Commissioner Shecter,
Commissioner Biltoft and Commissioner Japp

[Pres 24-301](#)

LUP-058-24: Allied Waste Systems of Colorado LLC is requesting approval of a Land Use Plan Amendment to amend the future land use plan designation from DIA Technology to Utility for the property located at the southwest corner of East 88th Avenue and E-470. The subject property consists of approximately 110.57 acres and is zoned ADCO A-3 (Adams County Agricultural-3).

Attachments: [Land Use Plan Amendment Report](#)
 [Vicinity Map](#)
 [Applicant Narrative](#)
 [Future Land Use Plan Map](#)

City Attorney , Lee Zarzecki, announced Case LUP-058-24. Planner Dalton Guerra presented on behalf of city staff.

A presentation was made by the applicant. 5 members of the public spoke in favor of this request.

A motion was made by Commissioner Hoskens, "I move that the Planning Commission enter a finding that the requested the Future Land Use Plan Amendment for the property contained in case LUP-058-24 meets the criteria of the Land Development Code and as such, recommend that the City Council approve the Future Land Use Plan Amendment." seconded by Commissioner Shecter, VOTE:

Ayes: 4 - Commissioner Hoskens, Commissioner Shecter,
Commissioner Biltoft and Commissioner Japp

[Pres 24-302](#)

Z-705-99-00-09-24: Allied Waste Systems of Colorado LLC is requesting approval of an annexation zone change from ADCO A-3 (Adams County Agricultural-3) to Commerce City Planned Unit Development (PUD). The subject property is approximately 110.57 acres

and is generally located at southwest corner of East 88th Avenue and E-470.

Attachments: [Zoning Report](#)
 [Vicinity Map](#)
 [Applicant Narrative](#)
 [Proposed PUD Zone Document](#)
 [Neighborhood Meeting Summary](#)

City Attorney , Lee Zarzecki, announced Case Z-705-99-00-09-24. Planner Dalton Guerra presented on behalf of city staff.

A presentation was made by the applicant. 5 members of the public spoke in favor of this request.

A motion was made by Commissioner Hoskens, "I move that the Planning Commission enter a finding that the requested the PUD Zoning for the property contained in case Z-705-99-00-09-24 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the PUD Zoning." seconded by Commissioner Shecter, VOTE:

Ayes: 4 - Commissioner Hoskens, Commissioner Shecter,
Commissioner Biltoft and Commissioner Japp

[Pres 24-303](#)

V-93-24: Allied Waste Systems of Colorado LLC is requesting to vacate a portion of Himalaya Street, approximately 3,286 feet in length, extending south from East 88th Avenue. Approval of the vacation is dependent on approval of the related annexation request (AN-263-24) for the subject property.

Attachments: [Vacation Report](#)
 [Vicinity Map](#)
 [Applicant Narrative](#)
 [Vacation Plat](#)
 [Letter of Support](#)
 [No Objection Letter](#)

City Attorney , Lee Zarzecki, announced Case V-93-24. Planner Dalton Guerra presented on behalf of city staff.

A presentation was made by the applicant. 5 members of the public spoke in favor of this request.

A motion was made by Commissioner Japp, "I move that the Planning Commission enter a finding recommending approval to City Council with the condition for case V-93-24 that a access agreement is reach between the City and County of Denver as well as the applicant for the approval of this vacation." seconded by Commissioner Hoskens VOTE:

Ayes: 4 - Commissioner Hoskens, Commissioner Shecter,
Commissioner Biltoft and Commissioner Japp

Discussion Item:

Comprehensive Plan

No formal action taken, study session to be scheduled at the July regular meeting.

Presentation:

[Pres 24-304](#) Xeriscape Land Development Code Text Amendment

Attachments: [Proposed Text Amendments](#)
[Presentation](#)

No action was taken on this presentation.

Board Business:**Attorney Business:**

City Attorney to provide further direction on Ex-Parte Communications

Staff Business:

Update on CUP23-0001 (Rocky Mountain Recycling), CUP23-0002 (Wise Water Line), Z-993-24 (8050 Rosemary), PUDA23-0002 (Reunion Amnd 6)

Planning Manager, Jennifer Jones provided an update on cases that were previously heard at the March regular meeting.

Adjournment