



# Commerce City

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

## Meeting Minutes - Final Planning Commission

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Tuesday, June 4, 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\\_yNTDKY\\_VQDWe  
-w8MizoK9w](https://c3gov.zoom.us/webinar/register/WN_yNTDKY_VQDWe-w8MizoK9w)

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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

*Meeting called to order at 6:00 pm*

### Roll Call

**Present** 4 - Alternate Commissioner Timothy Hoskens, Regular Member 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 - Alternate Commissioner Hoskens, Regular Member 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 - Alternate Commissioner Hoskens, Regular Member 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 - Alternate Commissioner Hoskens, Regular Member 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 - Alternate Commissioner Hoskens, Regular Member 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 - Alternate Commissioner Hoskens, Regular Member 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