



Commerce City

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

Meeting Agenda - Final-revised City Council

Monday, April 17, 2023

6:00 PM

Council Chambers, 7887 E 60th Ave, Commerce City, CO 80022. The meeting will also be conducted in a hybrid format via Zoom.

Registration link:
https://c3gov.zoom.us/webinar/register/WN_X0p-U3liRxqVwDhnoUsoWA

Regular Meeting Revised 4/17/2023 @ 12:00 PM

1. Call to Order/Roll Call - 6:00 PM

2. Pledge of Allegiance

3. Approval of Agenda

4. Noticed Council Business

[23-085](#) Traffic Calming Measures

Attachments: [Council Communication](#)

[23-077](#) Moratorium for Marijuana Store Licenses in Ward 1 and 2

Attachments: [Council Communication](#)

[23-081](#) Alsip Elementary Trip to Estes Park

Attachments: [Council Communication](#)

[23-083](#) City Council request to determine the appropriateness of a public hearing process pursuant to Land Development Code Sec. 21-3241(4)(d) for Case S-740-19-23 for Oakwood Homes requesting approval of the Reunion Village 8 Filing No. 1 Subdivision Final Plat to create 181 lots for an active adult residential development, consisting of 47 single family detached lots, 64 cluster lots, and 70 duplex lots. There are also 2 lots and 1 tract for future development; and 9 tracts for open space, utilities, access, and drainage. The property is generally located at the northeast corner of Blackhawk Street and E. 104th Avenue, and is zoned PUD (Planned Unit Development).

Attachments: [Council Communication](#)

[23-084](#) City Council request to determine the appropriateness of a public hearing process pursuant to Land Development Code Sec. 21-3241(4)(d) for Case S-833-23 for Enrique Perez requesting approval of the North Monaco Place Filing No. 2 subdivision plat to create two residential lots, each approximately 0.11 acres in size, from one existing lot, for a common wall duplex located at 6481 and 6483 E. 66th Ave, zoned Single-Family Attached Residential District (R-2).

Attachments: [Council Communication](#)

5. Citizen Communication - 6:30 PM

[23-078](#) Citizen Communication - City Council will conduct this meeting in person at the Commerce City Civic Center, 7887 E 60th Ave, Commerce City, CO 80022. There will be the opportunity for public comment at the meeting during citizen communication and/or for each agenda item. Comments may be consolidated under the Citizen Comment part of the meeting. The public can submit their comments live during the meeting in person, via Zoom, or in advance through mail or email. Visit c3gov.com/council and click on "Meeting agendas" for the full meeting agenda and "Virtual Meeting and Public Comment Instructions" for instructions on how to submit live verbal and written comments. The deadline to register via Zoom or submit written comments is noon on Monday, April 17, 2023.

Attachments: [Written Comments](#)

6. Proclamations and Recognitions - 7:00 PM

[Proc 23-05](#) Proclamation Declaring April 21, 2023 as Arbor Day in Commerce City Colorado

Attachments: [Proclamation](#)

[Proc 23-09](#) Proclamation Declaring May 2023 as National Nurses Month in Commerce City, Colorado

Attachments: [Proclamation](#)

[Proc 23-29](#) Proclamation Declaring the Month of April 2023 as Sikh Awareness and Appreciation Month in Commerce City, Colorado

Attachments: [Proclamation](#)

7. Consent Agenda - 7:15 PM

[Min 23-106](#) Minutes of the March 20, 2023 Regular Meeting

Attachments: [March 20, 2023 Minutes](#)

[Min 23-099](#) Minutes of the April 3, 2023 Regular Meeting

Attachments: [April 3, 2023 Minutes](#)

[Z-967-23](#) SECOND AND FINAL READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 8442 UINTA STREET FROM AGRICULTURAL DISTRICT (AG) TO MEDIUM-INTENSITY INDUSTRIAL DISTRICT (I-2)

Attachments: [Council Communication](#)
[Ordinance Z-967-23](#)
[Ordinance Exhibit A](#)
[Staff Memo](#)
[Staff Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Site Plan](#)
[Neighborhood Meeting](#)
[Irondale Plan Executive Summary](#)
[Development Review Team Comment Letters](#)
[Sign Posting](#)
[Affidavit](#)
[Mailing Notice](#)
[Proof of Publication City Council](#)
[Proof of Publication Planning Commission](#)
[Planning Commission Minutes 02.07.23](#)
[Presentation](#)

[Ord 2473](#) SECOND AND FINAL READING OF AN ORDINANCE AMENDING THE 2023 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE WALMART LOCAL COMMUNITY GRANT IN THE AMOUNT OF \$4,500 TO SUPPORT YOUTH SERVICES BIKE PROGRAMS AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)
[Ordinance 2473](#)

[Ord 2504](#) SECOND AND FINAL READING OF AN ORDINANCE AMENDING THE COMMERCE CITY REVISED MUNICIPAL CODE TO REVISE SECTION 2-2001 CONCERNING REGULAR MEETINGS AND STUDY SESSIONS; ADDING A NEW SECTION 2-2004 CONCERNING EMERGENCY MEETINGS; AND REPEALING AND REPLACING ORDINANCE 2291

Attachments: [Council Communication](#)

[Ordinance 2504](#)

[Ord 2505](#) SECOND AND FINAL READING OF AN ORDINANCE AMENDING THE 2023 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION GRANT IN THE AMOUNT OF \$6,000 FOR CLICK IT OR TICKET AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)

[Ordinance 2505](#)

8. Public Hearings - 7:20 PM

[CU-133-23](#) Doka USA is requesting the approval of a Conditional Use Permit in order to allow outdoor storage of scaffolding and related equipment up to 30-feet in height for the approx. 11.8 acre property located at 8780 E. 93rd Street, zoned (PUD) Marty Farms Planned Unit Development District.

Attachments: [Council Communication](#)

[CU-133-23](#)

[Staff Report](#)

[Vicinity Map](#)

[Applicant Narrative](#)

[Site Plan](#)

[Public or Agency Letter](#)

[Affidavit for April 17 Public Hearings](#)

[Sign Posting Affidavit](#)

[Planning Commission Minutes](#)

[Staff Presentation](#)

[Applicant Presentation](#)

[CU-91-10-15-23](#) CoreCivic is requesting approval of a Conditional Use Permit Renewal (CU-091-10-15-23) to allow the continued operation of an existing corrections facility at 4901 Krameria Street.

Attachments: [Council Communication](#)
[CU-91-10-15-23](#)
[Staff Report](#)
[Vicinity Map](#)
[Project Narrative](#)
[Site Plan](#)
[Previous Conditions](#)
[Neighborhood Meeting Summary](#)
[Comment Letters](#)
[PD Memo](#)
[Planning Commission Minutes](#)
[Sign Posting](#)
[Affidavit for April 17 Public Hearings](#)
[Staff Presentation](#)
[Applicant Presentation](#)

The public hearings will be conducted electronically via Zoom. There will be an opportunity to testify live during the meeting via Zoom or in advance in advance via email or regular mail. Visit c3gov.com/council and click on “Virtual Meeting and Public Comment Instructions” for instructions on how to register or submit comments. The deadline to register to comment and to submit written comments is noon on Monday, April 17. Please contact the City Clerk to request paper copies of materials.

9. Ordinances on 1st Reading - 8:20 PM

[Ord 2448](#) FIRST READING OF AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF COMMERCE CITY BY THE ADDITION OF A GENERAL GOVERNMENT FEE ON NEW DEVELOPMENT BASED OFF RECENT STUDIES OF THE SAME

Attachments: [Council Communication](#)
[Ordinance 2448](#)
[Impact Fee Report](#)
[Impact Fee Staff Recommendations](#)
[Presentation](#)

[Ord 2500](#) FIRST READING OF AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF COMMERCE CITY BY THE ADDITION OF A PUBLIC WORKS FEE ON NEW DEVELOPMENT BASED OFF RECENT STUDIES OF THE SAME

Attachments: [Council Communication](#)
[Ordinance 2500](#)
[Impact Fee Report](#)
[Impact Fee Staff Recommendations](#)
[Presentation](#)

[Ord 2501](#) FIRST READING OF AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF COMMERCE CITY BY THE ADDITION OF A PUBLIC SAFETY FEE ON NEW DEVELOPMENT BASED OFF RECENT STUDIES OF THE SAME

Attachments: [Council Communication](#)
[Ordinance 2501](#)
[Impact Fee Report](#)
[Impact Fee Staff Recommendations](#)
[Presentation](#)

[Ord 2502](#) FIRST READING OF AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF COMMERCE CITY BY UPDATING THE PUBLIC PARK FEE BASED OFF RECENT STUDIES OF THE SAME

Attachments: [Council Communication](#)
[Ordinance 2502](#)
[Impact Fee Report](#)
[Impact Fee Staff Recommendations](#)
[Presentation](#)

[Ord 2475](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING SECTION 2-3004 OF THE COMMERCE CITY REVISED MUNICIPAL CODE IN ORDER TO CONSOLIDATE PROVISIONS DEFINING THE BOARD OF BUILDING CODE APPEALS (BBCA)

Attachments: [Council Communication](#)
[Ordinance 2475](#)
[Presentation](#)

[Ord 2476](#) FIRST READING OF AN ORDINANCE AMENDING CHAPTER 5, ARTICLE I OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH ESTABLISHES THE 2021 COMMERCE CITY BUILDING CODE (C3BC) AND INCORPORATES THE 2021 EDITIONS OF THE INTERNATIONAL CODES AND THE 2023 NATIONAL ELECTRICAL CODE

Attachments: [Council Communication](#)
[Ordinance 2476](#)
[Presentation](#)

[Ord 2477](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING SECTION 5-21 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO UPDATE AND MODERNIZE PROVISIONS DEFINING THE BOARD OF BUILDING CODE APPEALS (BBCA)

Attachments: [Council Communication](#)
[Ordinance 2477](#)
[Presentation](#)

[Ord 2478](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING CHAPTER 5, ARTICLE III OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH REGULATES THE LICENSING AND REGISTRATION OF CONTRACTORS IN THE CITY

Attachments: [Council Communication](#)
[Ordinance 2478](#)
[Presentation](#)

[Ord 2479](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING CHAPTER 5, ARTICLE IV, DIVISION 1 OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH DETAILS THE ADOPTION OF THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CITY-CENTRIC AMENDMENTS

Attachments: [Council Communication](#)
[Ordinance 2479](#)
[Presentation](#)

[Ord 2480](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING CHAPTER 5, ARTICLE IV, DIVISION 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH DETAILS THE ADOPTION OF THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH CITY-CENTRIC AMENDMENTS

Attachments: [Council Communication](#)
[Ordinance 2480](#)
[Presentation](#)

- [Ord 2481](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING CHAPTER 5, ARTICLE IV, DIVISION 3 OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH DETAILS THE ADOPTION OF THE 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC) WITH CITY-CENTRIC AMENDMENTS
- Attachments:** [Council Communication](#)
[Ordinance 2481](#)
[Presentation](#)
- [Ord 2482](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING CHAPTER 5, ARTICLE IV, DIVISION 4 OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH DETAILS THE ADOPTION OF THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) WITH CITY-CENTRIC AMENDMENTS
- Attachments:** [Council Communication](#)
[Ordinance 2482](#)
[Presentation](#)
- [Ord 2483](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING CHAPTER 5, ARTICLE IV, DIVISION 5 OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH DETAILS THE ADOPTION OF THE 2023 NATIONAL ELECTRICAL CODE (NEC)
- Attachments:** [Council Communication](#)
[Ordinance 2483](#)
[Presentation](#)
- [Ord 2484](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING CHAPTER 5, ARTICLE IV, DIVISION 6 OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH DETAILS THE ADOPTION OF THE 2021 INTERNATIONAL PLUMBING CODE (IPC) WITH STATE-MANDATED AMENDMENTS
- Attachments:** [Council Communication](#)
[Ordinance 2484](#)
[Presentation](#)
- [Ord 2485](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING CHAPTER 5, ARTICLE IV, DIVISION 7 OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH DETAILS THE ADOPTION OF THE 2021 INTERNATIONAL MECHANICAL CODE (IMC) WITH CITY-CENTRIC AMENDMENTS
- Attachments:** [Council Communication](#)
[Ordinance 2485](#)
[Presentation](#)

[Ord 2486](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING CHAPTER 5, ARTICLE IV, DIVISION 8 OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH DETAILS THE ADOPTION OF THE 2021 INTERNATIONAL FUEL GAS CODE (IFGC) WITH CITY-CENTRIC AMENDMENTS

Attachments: [Council Communication](#)

[Ordinance 2486](#)

[Presentation](#)

[Ord 2487](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING CHAPTER 5, ARTICLE IV, DIVISION 9 OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH DETAILS THE ADOPTION OF THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH CITY-CENTRIC AMENDMENTS

Attachments: [Council Communication](#)

[Ordinance 2487](#)

[Presentation](#)

[Ord 2488](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING CHAPTER 5, ARTICLE IV, DIVISION 10 OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH DETAILS THE ADOPTION OF THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CITY-CENTRIC AMENDMENTS

Attachments: [Council Communication](#)

[Ordinance 2488](#)

[Presentation](#)

[HBA of Metro Denver - Comments Letter](#)

[Ord 2489](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING CHAPTER 5, ARTICLE IV, DIVISION 11 OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH DETAILS THE ADOPTION OF THE 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSA) WITH CITY-CENTRIC AMENDMENTS

Attachments: [Council Communication](#)

[Ordinance 2489](#)

[Presentation](#)

[Ord 2490](#) FIRST READING OF AN ORDINANCE TO CREATE CHAPTER 5, ARTICLE IV, DIVISION 12 OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH DETAILS THE ADOPTION OF THE 2021 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE (IPSDC) WITH CITY-CENTRIC AMENDMENTS

Attachments: [Council Communication](#)

[Ordinance 2490](#)

[Presentation](#)

[Ord 2491](#) FIRST READING OF AN ORDINANCE TO CREATE CHAPTER 5, ARTICLE IV, DIVISION 13 OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH DETAILS THE ADOPTION OF THE 2021 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC) WITH CITY-CENTRIC AMENDMENTS

Attachments: [Council Communication](#)

[Ordinance 2491](#)

[Presentation](#)

[Ord 2492](#) FIRST READING OF AN ORDINANCE REPEALING AND REPLACING CHAPTER 5, ARTICLE V OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO UPDATE PROVISIONS FOR VIOLATIONS OF THE CITY OF COMMERCE CITY BUILDING CODE (C3BC)

Attachments: [Council Communication](#)

[Ordinance 2492](#)

[Presentation](#)

[Ord 2493](#) FIRST READING OF AN ORDINANCE TO CREATE ARTICLE VI OF CHAPTER 5 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO CONSOLIDATE THE PROVISIONS WHICH REGULATE HOW FEES ARE CALCULATED FOR PERMITS ASSOCIATED WITH THE COMMERCE CITY BUILDING CODE (C3BC)

Attachments: [Council Communication](#)

[Ordinance 2493](#)

[Presentation](#)

[Ord 2494](#) FIRST READING OF AN ORDINANCE TO CREATE ARTICLE VII OF CHAPTER 5 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO ESTABLISH PROVISIONS WHICH REGULATE THIRD-PARTY PLAN REVIEW AND INSPECTION SERVICES ENFORCING THE CITY OF COMMERCE CITY BUILDING CODE (C3BC) ON BEHALF OF THE CITY

Attachments: [Council Communication](#)

[Ordinance 2494](#)

[Presentation](#)

10. Administrative Council Business - 9:25 PM

[23-075](#) Draft DRCOG Letter of Support

Attachments: [Council Communication](#)
[DRCOG Letter of Support](#)

11. Council Reports - 9:45 PM

[23-079](#) Review of Work Schedule

Attachments: [Council Communication](#)
[City Council Work Schedule](#)

12. Executive Session - 9:55 PM

[23-072](#) An executive session of the City Council pursuant to C.R.S. sections 24-6-402(4)(a) and (4)(e)(I) for the purposes of discussing the acquisition or lease of certain real property as a potential location for a Criminal Justice Center and for determining positions subject to negotiations, developing strategies for negotiations, and instructing negotiators with regard to a potential acquisition or lease for such property.

Attachments: [Council Communication](#)

[23-073](#) An executive session of the City Council, pursuant to C.R.S. sections 24-6-402(4)(f)(I) & (e)(I), for the purpose of discussing personnel matters specifically related to the recruitment of a city attorney and for instructing negotiators with regard to the same.

13. Adjourn - 10:45 PM

[23-082](#) City Manager Update

Attachments: [April 10, 2023 City Manager Update](#)

[23-066](#) City Council Policies

Attachments: [City Council Policies](#)

Any citizen requesting accommodations, with respect to rights under the Americans with Disabilities Act, to attend or participate in any public meeting, and/or to obtain this notice in alternate formats, is asked to please contact the City Clerk at 303-227-8791 as soon as possible before the meeting.