



Commerce City

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

Meeting Agenda - Final-revised City Council

Monday, June 6, 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_CWa0DsWLQmiWnO8LYF6dKQ

Regular Meeting. Times given are estimates only.
Updated 6/6/2022 @ 1:00 PM

1. **Call to Order/Roll Call - 6:00 pm**

2. **Pledge of Allegiance**

3. **Citizen Communication**

[22-98](#)

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, June 6.

Attachments: [Written Comments](#)

4. **Executive Session - 6:30 PM**

[22-90](#)

Executive session pursuant to C.R.S. sec 24-6-402(4)(a) regarding the purchase of real property.

5. **Noticed Council Business - 6:50 PM**

[22-97](#)

Ordinance 2379 - Review of Motion

[Ord 2379](#)

FIRST READING OF AN ORDINANCE ENACTING CHAPTER 13 - METROPOLITAN DISTRICTS OF THE COMMERCE CITY REVISED MUNICIPAL CODE.

Attachments: [Council Communication](#)
[Ordinance, As Amended - 5-23-22](#)
[Draft Regulations, As Amended - 5-23-22](#)
[Proposed Model Service Plan](#)
[Proposed Multiple District Model Service Plan](#)
[COMPARISON - Single vs. Multiple Model Service Plan](#)
[Written Comments - 5-23-22](#)
[Presentation - 5-9-22](#)

6. Proclamations and Recognitions - 6:55 PM

[Proc 22-12](#) Proclamation Declaring the Month of June 2022 as Men's Health Month in Commerce City

Attachments: [Proclamation](#)

[Proc 22-28](#) Proclamation Declaring the Month of June 2022 as LGBTQIA+ Pride Month in Commerce City

Attachments: [Proclamation](#)

[Proc 22-29](#) Proclamation Declaring June 19, 2022 as Juneteenth in Commerce City, Colorado

Attachments: [Proclamation](#)

7. Consent Agenda - 7:10 PM

[Min 22-135](#) Minutes of the April 18, 2022 Regular Meeting

Attachments: [Minutes](#)

[Min 22-136](#) Minutes of the May 2, 2022 Regular Meeting

Attachments: [Minutes](#)

[Min 22-134](#) Minutes of the May 9, 2022 Special Meeting

Attachments: [Minutes](#)

[Min 22-142](#) Minutes of the May 16, 2022 Regular Meeting

Attachments: [Minutes](#)

[Min 22-133](#) Minutes of the May 23, 2022 Special Meeting

Attachments: [Minutes](#)

[Z-660-97-99-00-03-03-17-22](#) SECOND AND FINAL READING OF AN ORDINANCE AMENDING THE MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT, AS PREVIOUSLY AMENDED, FOR THE PROPERTY GENERALLY LOCATED AT 9801 HAVANA STREET AND APPROVING THE MOUNTAIN VIEW INDUSTRIAL PARK PUD ZONE DOCUMENT AMENDMENT #6

Attachments: [Council Communication](#)
[Ordinance - Final](#)
[Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)
[Staff Report](#)
[Vicinity Map](#)
[Narrative](#)
[Proposed PUD](#)
[Existing PUD](#)
[Subsequent PUD Amendments](#)
[Planning Commission Minutes](#)
[Presentation](#)

8. Public Hearings - 7:15 PM

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, June 6. Please contact the City Clerk to request paper copies of materials.

[Res 2022-50](#) A RESOLUTION APPROVING THE LEGATO FILING NO. 1 SUBDIVISION GENERALLY LOCATED BETWEEN TOWER ROAD AND E-470, SOUTH OF 96TH AVENUE, WEST OF HIMALAYA PARKWAY, AND BETWEEN E. 93RD PLACE AND E. 95TH AVENUE

Attachments: [Council Communication](#)

[Resolution](#)

[Staff Report](#)

[Vicinity Map](#)

[Applicant Narrative](#)

[Final Plat](#)

[Staff Memo](#)

[Trip Generation Memo](#)

[27J Letter](#)

[DEN Planning & Real Estate Letter](#)

[E-470 Public Highway Authority Letter](#)

[Mile High Flood District Letter](#)

[Police Department Letter](#)

[Parks, Recreation & Golf Letter](#)

[Public Highway Authority Comments](#)

[SACFD Second Review Comment Letter](#)

[Planning Commission Legal Notice](#)

[Affidavit of Notice of Placard](#)

[Development Review Application](#)

[Development Agreement](#)

[May 3, 2022 Planning Commission Minutes](#)

[Applicant Presentation](#)

[Res 2022-51](#) A RESOLUTION APPROVING THE LEGATO FILING NO. 2 SUBDIVISION GENERALLY LOCATED BETWEEN TOWER ROAD AND E-470, SOUTH OF 96TH AVENUE, WEST OF HIMALAYA PARKWAY, AND BETWEEN CATHAY COURT AND ARGONNE STREET

Attachments: [Resolution](#)
[Staff Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Final Plat](#)
[Staff Memo](#)
[Trip Generation Memo](#)
[GIS Letter](#)
[27J Letter](#)
[E470 Public Highway Authority Letter](#)
[Mile High Flood District Letter](#)
[Parks, Recreation & Golf Letter](#)
[SACFD Letter](#)
[Planning Commission Legal Notice](#)
[Affidavit of Notice of Placard](#)
[Development Review Application](#)
[Affidavit of Notice by Placard](#)
[Development Agreement](#)
[May 3, 2022 Planning Commission Minutes](#)
[Applicant Presentation](#)

[Res 2022-54](#) A RESOLUTION DETERMINING THE ELIGIBILITY FOR ANNEXATION TO THE CITY OF COMMERCE CITY, COLORADO OF THE PROPERTY GENERALLY LOCATED AT 7001 COLORADO BLVD, ADAMS COUNTY, COLORADO IN CASE AN-265-22 KNOWN AS THE 7001 COLORADO BOULEVARD ANNEXATION

Attachments: [Resolution](#)
[Annexation Petition](#)
[Annexation Petition Legal Description](#)
[Vicinity Map](#)

[AN-265-22](#)

FIRST READING OF AN ORDINANCE ANNEXING THE PROPERTY GENERALLY LOCATED AT 7001 COLORADO BOULEVARD, ADAMS COUNTY, COLORADO (PIN: 0182501100015) TO THE CITY OF COMMERCE CITY, COLORADO IN CASE AN-265-22 KNOWN AS THE 7001 COLORADO BLVD ANNEXATION

Attachments: [Council Communication](#)
[Ordinance](#)
[Ordinance Exhibit A](#)
[Annexation Petition](#)
[Annexation Exhibit A](#)
[Vicinity Map](#)
[Annexation Plat](#)
[Preannexation Agreement](#)
[Application Review Form](#)
[Applicant Presentation](#)

[Z-984-22](#)

FIRST READING OF AN ORDINANCE REZONING FROM ADCO ADAMS COUNTY A-1 TO COMMERCE CITY R-3 (MULTI-FAMILY RESIDENTIAL) THE PROPERTY GENERALLY LOCATED AT 7001 COLORADO BOULEVARD, ADAMS COUNTY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING

Attachments:[Council Communication](#)[Ordinance](#)[Exhibit A - Legal Description](#)[Staff Report Z-984-22](#)[Vicinity Map](#)[Applicant Narrative](#)[Architectural Character](#)[Concept Plan](#)[Concept Building Layout](#)[Neighborhood Meeting Minutes](#)[Traffic Study](#)[Public Comment](#)[Adams 14 Comment Letter](#)[Adams14 Pre-application Comments](#)[FRICO-2022 0223 Referral Comment Ltr](#)[GIS COMMENTS](#)[PRG Comment Letter](#)[SACFD Comment Letter](#)[Application Review Form](#)[Posting Affidavit](#)[Proof of Publication](#)[Zone Change Document](#)[Minutes of the May 3, 2022 Planning Commission Meeting](#)[Applicant Presentation](#)

[Ord 2396](#)

FIRST READING OF AN ORDINANCE VACATING COLORADO BOULEVARD RIGHT-OF-WAY CONSISTING OF THE NORTHWEST SIDE OF THE REALIGNED COLORADO BOULEVARD SOUTH OF THE BURLINGTON DITCH AT EAST 72ND AVENUE, COMMERCE CITY, COLORADO.

Attachments:[Council Communication](#)[Ordinance](#)[Ordinance Legal Description](#)[Staff Report](#)[Vicinity Map](#)[SACFD Review](#)[Xcel-Annexation letter response](#)[Comcast No Objection Letter](#)[Lumen No Objection Letter](#)[PW ROW Vacation No Objection Letter](#)[Xcel No Objection Letter](#)[Minutes of the May 3, 2022 Planning Commission](#)[PC Legal Notice Added Cases](#)[Posting Affidavit](#)[Applicant Presentation](#)**9. Ordinances on 2nd Reading - 8:45 PM**

[AN-259-21-2](#) SECOND AND FINAL READING OF AN ORDINANCE ANNEXING THE
[2](#) PROPERTY GENERALLY LOCATED AT 9940 EAST 112TH AVENUE,
HENDERSON, COLORADO (PIN: 0172110109002) TO THE CITY OF
COMMERCE CITY, COLORADO, IN CASE AN-259-21-22 KNOWN AS
THE CANAM ANNEXATION

Attachments: [Council Communication](#)

[Ordinance - Final](#)

[Ordinance](#)

[Ordinance Exhibit A](#)

[Annexation Petition](#)

[Vicinity Map](#)

[Annexation Map](#)

[Annexation Agreement](#)

[Staff Presentation](#)

[Written Comments](#)

[Applicant Presentation](#)

[Z-964-21-22](#) SECOND AND FINAL READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY ZONING THE PROPERTY ANNEXED AS CANAM ANNEXATION FROM ADAMS COUNTY I-1 AND COMMERCE CITY I-1 TO COMMERCE CITY PUD (PLANNED UNIT DEVELOPMENT) AND APPROVING A ZONE DOCUMENT

Attachments: [Council Communication](#)
[Ordinance - Final](#)
[Ordinance](#)
[Ordinance Exhibit A CanAm PUD Zone Doc](#)
[Staff Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Concept Plan](#)
[Neighborhood Meeting Summary](#)
[Traffic Study](#)
[Drainage Report](#)
[27J District Letter](#)
[Public Comments](#)
[Written Comments](#)
[Planning Commission Minutes](#)
[Staff Presentation](#)
[Applicant Presentation](#)

[AN-260-22](#) SECOND AND FINAL READING OF AN ORDINANCE ANNEXING THE PROPERTY GENERALLY LOCATED AT 10070 POTOMAC STREET, ADAMS COUNTY, COLORADO (PIN: 0172300000147) TO THE CITY OF COMMERCE CITY, COLORADO IN CASE AN-260-22 KNOWN AS THE EBERLY PLACE ANNEXATION

Attachments: [Council Communication](#)
[Ordinance](#)
[Ordinance; Exhibit A](#)
[Petition of Annexation](#)
[Petition of Annexation; Exhibit A Legal Description](#)
[Vicinity Map](#)
[Annexation Map](#)
[Annexation Agreement](#)
[Staff Presentation](#)
[Written Comments](#)
[Applicant Presentation](#)

10. Public Hearings

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, June 6. Please contact the City Clerk to request paper copies of materials.

[Res 2022-40](#) A RESOLUTION APPROVING THE SERVICE PLAN FOR EBERLY PLACE METROPOLITAN DISTRICT AND THE RELATED INTERGOVERNMENTAL AGREEMENT

Attachments: [Resolution](#)
[Exhibit A - Service Plan](#)
[Service Plan - Blackline based on Staff Comment](#)
[Service Plan, Comparison to 2020 Model Service Plan](#)
[Notice of Public Hearing](#)
[Staff Presentation](#)
[Applicant Presentation](#)

11. Ordinances on 2nd Reading

[Z-971-21-22](#) SECOND AND FINAL READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY ZONING THE PROPERTY ANNEXED AS THE EBERLY PLACE ANNEXATION FROM ADAMS COUNTY A-3 TO COMMERCE CITY PUD AND APPROVING A ZONE DOCUMENT

Attachments: [Council Communication](#)
[Ordinance](#)
[Ordinance Exhibit A Eberly Place PUD Zone Doc](#)
[Staff Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Concept Plan](#)
[Neighborhood Meeting Summary](#)
[Traffic Impact Study](#)
[Drainage Report](#)
[Written Comments](#)
[27J Letter](#)
[Eberly Farm Request LTR](#)
[Planning Commission Minutes](#)
[Staff Presentation](#)
[Applicant Presentation](#)

12. Administrative Council Business - 9:25 PM

13. Presentations - 9:40 PM

[Pres 22-65](#) Environmental Planning Policy and Oil and Gas Monthly Update

Attachments: [Council Communication](#)
[Exceedance Report - May 26, 2022](#)
[Presentation](#)

[Pres 22-52](#) Board and Commission Term Limit Discussion

Attachments: [Council Communication](#)
[Survey Summary](#)
[Survey Responses](#)
[Interview Rate Vs Vacancy Rate](#)
[Draft Term Limits Ordinance](#)
[Draft Term Limits DEI Resolution](#)
[Draft Term Limits Housing Authority Resolution](#)
[Presentation](#)

14. Council Reports - 10:15 PM

[22-102](#) Ratification of the City Manager's Signature on an Easement and Settlement Agreement Dated June 1, 2022

Attachments: [Easement and Settlement Agreement](#)

15. Adjourn - 10:25 PM

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.