



Commerce City

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

Meeting Minutes - Draft

Planning Commission

Tuesday, June 7, 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_0VTjNpDEQvGRH
V6XXwrpiQ](https://c3gov.zoom.us/webinar/register/WN_0VTjNpDEQvGRHV6XXwrpiQ)

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 6:09 pm.

Roll Call

- Present** 5 - Commissioner Andrew Amador, Commissioner Garret Biltoft, Chair
Jonathan Popiel, Commissioner Jordan Ingram, and Alternate
Commissioner Steven J. Douglas
- Absent** 1 - Commissioner David Yost

Staff in Attendance:

*Sarah Geiger, Deputy City Attorney
Jim Tolbert, Director of Community Development
Steve Timms, Planning Manager
Tricia Mason, Community Development Manager
Jennifer Jones, Principal Planner
Harry Brennan, Planner
Nathan Chavez, Planner
Katelyn Memmer, Planning Commission Liaison*

Pledge of Allegiance

Approval of Minutes:

[Min 22-140](#)

Minutes of the May 3, 2022 Planning Commission Meeting

Attachments: [5_03_2022 Minutes](#)

A motion was made by Commissioner Amador, seconded by Commissioner Ingram, that this Minutes be approvedVOTE:

Ayes: 4 - Commissioner Amador, Chair Popiel, Commissioner Ingram and Alternate Commissioner Douglas

Abstentions: 1 - Commissioner Biltoft

Action Item(s):

[Pres 22-356](#)

AP-16-22: Oakwood Homes appeals the City's decision to deny its application for a Lot Line and Terminology Adjustment for Tract C of Reunion Ridge, Filing 1, PA-1. Located at the Southwest Corner of E. 104th Avenue and Tucson Street, zoned PUD

Attachments: [Staff Report - Appeal of Decision Denying Terminology Adjustment](#)
[Rules of Procedure May 16 Adopted by CC](#)
[RR_PA1_Letter_041922](#)
[Appeal of CD Director's Determination Final Brief 05.27.22 \(6829991.1\)](#)
[Exhibit A - Reunion Ridge Filing 1 Plat](#)
[Exhibit B - Application](#)
[Exhibit C - Reunion PUD](#)
[Exhibit D - August 24, 2021 Email Correspondence](#)
[Exhibit E - Decision](#)
[Exhibit F - Facts to Know](#)
[Exhibit G - Appeal](#)
[Exhibit H - Jones-Tolbert Email Correspondence](#)
[Exhibit K - LDC Article VI](#)

Sarah Geiger, Deputy City Attorney, introduced the action item and staff presenting the item.

Jim Tolbert, Community Development Director, presented the City's side of the appeal on behalf of the City.

Michelle Berger, Spencer Fane, presented Oakwood's side of their appeal.

Steve Douglas, Commissioner asked what was the purpose of making changes to Tract C and pointed out that Tract C and Tract X were drainage and open space in 2019.

Mrs. Berger said that Tract X was drainage and Tract C was for future development and the purpose was to redevelop it as a one lot development, and not creating any new lots/tracts.

Commissioners asked if staff could bring up the Reunion Ridge Filing 1 Plat. Mrs. Berger pointed out that Tract C was approved as a Tract and designated for future development and was platted as a Tract because it was below 35 acres.

Commissioners asked questions about Tract C being platted the same as Tract A and B and if there were any consequences in doing so.

Commissioner Popiel said the flow from Tract A to Tract B to Tract C would make sense.

Vice Chair Amador said it should be consistent throughout the whole Plat. And, that it makes sense to not change the process half way through the development.

A motion was made by Chair Popiel: I motion that the Planning Commission to reverse the City's decision and approve the use of a terminology adjustment to re-title Tract C to a Lot. And seconded by Commissioner Ingram, that this Presentation be discussed and closed VOTE:

Ayes: 4 - Commissioner Amador, Commissioner Biltoft, Chair Popiel and Commissioner Ingram

Nayes: 1 - Alternate Commissioner Douglas

Presentation Item(s):

[Z-978-22](#)

Murray Farms PUD Concept Schematic

Attachments: [Staff Report_Z-978-22](#)
[VMap_Murray Farms](#)
[Applicant Narrative_Murray Farms](#)
[PUD Concept Schem_Murray Farms](#)
[Neighborhood Meeting Summary_Murray Farms](#)
[Traffic Impact Study_Murray Farms](#)
[Referral Agency Comments](#)
[Application Form_Murray Farms](#)

- Commissioners discussed the need for additional buffering between conflicting land uses, including between industrial and residential uses. Possible buffering solutions discussed were separation requirements, landscaping, and how buildings are sited.
- Additionally, the arrangement of specific residential uses were discussed. This included questioning whether for-rent residential would be more appropriate on the northern or western part of the residential planning area. There was some concern about the higher density range for residential.
- Commissioners raised issues regarding traffic generated by the new development and also the nearby constraints related to the railroad crossing.
- In terms of land uses, the Commissioners stated that generally light industrial uses were appropriate in the Flex/Industrial planning area, and that more intense industrial uses similar to I-2 would not be appropriate. Other land uses that commissioners indicated as potentially inappropriate for the PUD were fuel sales, mini-storage, and land uses that would bring high truck traffic volume such as warehousing and logistics. The industrial area along E. 112th was not supported.
- Commissioners also expressed a desire for more commercial uses, particularly along E 112th Avenue. It was also stated that architectural design in the Flex/Industrial area should be on par with the commercial area and not large logistic and transportation related buildings.

- *The design of open space areas was discussed, as well as the design of drainage areas to ensure all open spaces are functional and aesthetically pleasing.*

- *The Commissioners did not feel strongly that the old farmhouse building at the southeast corner of the Murray Farms property should be preserved or reused. Buffering is needed to the industrial area to the South.*

Board Business:

Attorney Business:

Staff Business:

Commissioners voted to cancel the July 5, 2022 meeting and to instead have a special meeting in July, if needed, with the date to be determined.

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

Adjournment

Meeting was adjourned at 7:55pm.