



Commerce City

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

Meeting Minutes - Draft

Planning Commission

Tuesday, February 6, 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_80RntvtUQtSRmvSmiPoY7Q

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

Chairperson Biltoft called the meeting to order at 6:03 pm

Roll Call

Motion was made to excuse Commission Japp. Voice Vote was taken and passed with 4 Ayes.

A motion was made by Commissioner VanDijk, seconded by Commissioner Cammack, that this be approved. VOICE VOTE: Unanimous, all present affirmed.

Approval of Minutes:

[Min 24-020](#)

Amended Meeting Minutes November 20, 2023

Attachments: [AMENDED Meeting Minutes 11 20 2023](#)

Motion was made to approved the November 20, 2023 Meeting Minutes. Motion passed.

A motion was made by Commissioner Cammack, seconded by Commissioner Eggleston, that the Minutes be approved as amended VOTE:

Ayes: 4 - Commissioner VanDijk, Commissioner Eggleston, Commissioner Biltoft and Commissioner Cammack

Excused: 1 - Commissioner Japp

[Min 24-021](#)

Meeting Minutes January 2,2024

Attachments: [Meeting Minutes 01 02 2024](#)

Motion was made to approved the January 2, 2024 Meeting Minutes. Motion passed.

A motion was made by Commissioner Cammack, seconded by Commissioner

VanDijk, that the Minutes be approved VOTE:

Ayes: 4 - Commissioner VanDijk, Commissioner Eggleston, Commissioner Biltoft and Commissioner Cammack

Excused: 1 - Commissioner Japp

Public Hearings:[Pres 24-045](#)

CUP23-0003: South Adams County Water and Sanitation District, on behalf of Kroenke CC Properties LLC, is requesting a Conditional Use Permit for a water treatment facility, for the property generally located at the northeast corner of E. 74th Place and Quebec Street (west of 7400 Quebec Street), zoned PUBLIC and consisting of approximately 9.738 acres

Attachments:

- [1. CUP23-0003 Report](#)
- [2. Vicinity Map](#)
- [3. Parcel Map](#)
- [4. Applicant Narrative](#)
- [5. Applicant Description Of Proposed Use](#)
- [6. Applicant Approval Criteria](#)
- [7. Draft Site Plan](#)
- [8. Noise And Vibration Study](#)
- [9. Trip Generation Letter](#)
- [10. Draft Preliminary Drainage Report](#)
- [11. Neighborhood Meeting Summary](#)
- [12. E3 Comment Letter](#)
- [13. Public Hearing Sign Posted](#)
- [14. CUP23-0003 Draft Document](#)

Deputy City Attorney, Matt Hader presented Case # CUP-23-0003 SACWSD Water Treatment Facility on behalf of Kroenke CC Properties LLC for Conditional Use Permit for the property located at the northeast corner of Quebec Street and E. 74th Place. Current zoned public consisting of approximately 9.738 acres.

Planner Stacy Wasinger presented the staff presentation for the case to the Commissioners. Current vacant parcel of land next to the existing water treatment facility. The Public Zone does allow for a water treatment facility by conditional use permit. The use here is an approximately 17,000 foot building that will treat PFAS to serve current and future needs and all treatment equipment and activity will be located in this building. This proposal will also install landscaping, additional parking, and associated site improvements to this new water treatment facility site. There is also additional potential expansion to the area east of this proposed building.

Commissioner Cammack made a motion that the Planning Commission enter a finding that the requested Conditional Use Permit for the property at the northeast corner of Quebec Street and E. 74th Place contained in case CUP23-0003 meets the criteria of the Land Development Code with conditions,

and based upon such finding, recommend that the City Council approve the Conditional Use Permit with the following conditions:

A. SACWSD shall cause the property to be established as a legal parcel, either through subdivision or through a warrant deed as provided in LDC Sec. 21-6100(2)(c). The applicant shall provide a copy of the warranty deed to the City.

B. Landscaping required per LDC Article 7, Division 5 (including a minimum of 20 trees and 91 shrubs) shall be provided and concentrated on the west side of the subject property to provide additional buffer to existing Quebec Street and neighboring properties.

C. Commercial vehicles greater than two (2) axles shall not enter or exit through the access from Quebec Street, on the west side of the property.

D. A drainage easement over the proposed storm water retention area shall be dedicated at the time of the final plat of the property.

Seconded by Commissioner Eggleston.

Ayes: 4 - Commissioner VanDijk, Commissioner Eggleston, Commissioner Biltoft and Commissioner Cammack

Excused: 1 - Commissioner Japp

[Pres 23-727](#)

Z-990-23: Galloway & Company, Inc. is requesting a zone change from AG (Agricultural) and I-1 (Light Intensity Industrial) to I-2 (Medium Intensity Industrial), for the whole property located at 6601 Colorado Boulevard, consisting of approximately 11.13 acres.

Attachments:

- [1. Z-990-23_StaffReport](#)
- [2. Vicinity Map_6601Colorado](#)
- [3. Zone Change Narrative](#)
- [4. Boundary Survey_6601Colorado](#)
- [5. PrelimDrainageReport](#)
- [6. Traffic Study](#)
- [7. Neighborhood Meeting Summary](#)
- [8. Z-990-23_Ordinance](#)

Deputy City Attorney, Matt Hader presented Case # Z-990-23 (6601 Colorado Boulevard - Zone Change) requesting a change from AG (Agricultural District) and I-1 (Light Intensity Industrial District) to I-2 (Medium Intensity Industrial District). For the property located at 6601 Colorado Boulevard consisting of approximately 11.13 acres.

Presenting the case on behalf of the City is Dalton Guerra, City Planner with the Commerce City Planning Division. After presenting background information on the parcel it was noted that the parcel currently has been zoned as AG and I-1 and now Galloway and Company, Inc. is requesting that the parcel be zoned to I-2 to allow for a new 30,000 sf warehouse building with outdoor storage. A corresponding Development Plan (D-556-23) is being processed for the proposed warehouse building and related site improvements. A Subdivision Plat (S23-003) is also being processed to consolidate the two lots into one.

Commissioner VanDijk made a motion to move that the Planning Commission enter a finding that the requested Zone Change for the property located at 6601 Colorado Boulevard contained in case Z-990-23 meets the criteria of the Land

Development Code and based upon such findings, recommend that the City Council approve the Zone Change.

Seconded by Commissioner Cammack.

Ayes: 4 - Commissioner VanDijk, Commissioner Eggleston, Commissioner Bilotto and Commissioner Cammack

Excused: 1 - Commissioner Japp

Presentations:

[Pres 23-731](#)

Commerce City Cost of Growth Study

Attachments: [Cost of Growth Study](#)
[Council Communication](#)
[Study Presentation](#)

Brian Duffany, Economic & Planning Systems, Inc. presented a virtual presentation on the Cost of Growth.

[Pres 24-046](#)

Land Development Code Update presentation by consultants Kendig Keast Collaborative

Attachments: [Module 1 Presentation](#)

Brian Marby and Marsha Boyle with Kendig Keast Collaborative presented on the Land Development Code Update which is still in draft form.

Board Business:

Attorney Business:

Staff Business:

Adjournment

The meeting adjourned at 8:18 p.m.