



Commerce City

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

Meeting Agenda - Final-revised City Council

Monday, January 6, 2025

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_rklpTk5HRLWMRgWIBtdV-A

Regular Meeting

Times given are estimates only

Revised 1/6/2025 @ 12:00 PM

1. **Call to Order/Roll Call - 6:00 PM**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Public Comment**

[25-003](#)

Public Comment - 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 public comment and/or for each agenda item. Comments may be consolidated under the Public 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, January 6, 2025.

Attachments: [Written Comments](#)

[Written Comments](#)

[Written Comments](#)

[Written Comments](#)

[Written Comments](#)

[Written Comments](#)

5. **Proclamations - 6:30 PM**

[Proc 25-001](#) Proclamation Declaring February 2025 as Black History Month in Commerce City, Colorado

Attachments: [2025 Black History Month Proclamation](#)

6. Noticed Council Business - 6:35 PM

[25-092](#) Service Plans and Proposed Changes to Ordinance 2549

Attachments: [Council Communication](#)

[Mayor Douglas Supplemental Materials](#)

7. Consent Agenda - 7:05 PM

[Min 25-007](#) Minutes of the December 16, 2024 Regular Meeting

Attachments: [Minutes of the December 16, 2024 Regular Meeting](#)

[Ord 2624](#) AN ORDINANCE AMENDING DIVISION 3 OF ARTICLE II OF CHAPTER 8 OF THE COMMERCE CITY REVISED MUNICIPAL CODE PERTAINING TO MARIJUANA BUSINESSES BY ADDING NEW SECTIONS RELATED TO SECURITY AND STORAGE REQUIREMENTS

Attachments: [Council Communication](#)

[Ordinance 2624](#)

[November 25, 2024 Presentation](#)

[November 25, 2024 Meeting Video Link](#)

[Written Comments](#)

Approved on First Reading on December 16, 2024. VOTE: 9 - Aye

[Ord 2625](#) AN ORDINANCE AMENDING DIVISION 2 OF ARTICLE II OF CHAPTER 8 OF THE COMMERCE CITY REVISED MUNICIPAL CODE PERTAINING TO MARIJUANA BUSINESSES BY ADDING NEW LIMITS ON THE NUMBER OF RECREATIONAL AND MEDICAL RETAIL STORES ALLOWED IN THE CITY

Attachments: [Council Communication](#)

[Ordinance 2625](#)

[November 25, 2024 Presentation](#)

[November 25, 2024 Meeting Video Link](#)

[Marijuana Area Map](#)

Approved on First Reading on December 16, 2024. VOTE: 9 - Aye

[Ord 2654](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF LOCAL PLANNING CAPACITY GRANT FUNDING IN THE AMOUNT OF \$201,902 FROM THE DIVISION OF LOCAL AFFAIRS FOR A HOUSING PLANNER IN THE COMMUNITY DEVELOPMENT DEPARTMENT

Attachments: [Council Communication](#)

[Ordinance 2654](#)

[Grant Agreement](#)

[Grant Scope of Work](#)

Approved on First Reading on December 16, 2024. VOTE: 9 - Aye

[Ord 2656](#) AN ORDINANCE AMENDING SECTIONS 21-5200, 21-5239.5, AND 21-11200 OF THE LAND DEVELOPMENT CODE PERTAINING TO THE REGULATION OF NATURAL MEDICINE HEALING CENTERS AND NATURAL MEDICINE CULTIVATION, MANUFACTURE, AND TESTING FACILITIES

Attachments: [Council Communication](#)

[Ordinance 2656](#)

[Staff Report](#)

[Natural Medicine Presentation](#)

[Draft Natural Medicine Rules and Regulations](#)

[Senate Bill 23-290](#)

[December 3 2024 Planning Commission Minutes](#)

[Ord 2657](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF BYRNE STATE CRISIS INTERVENTION PROGRAM GRANT FUNDS IN THE AMOUNT OF \$208,400 FOR A CO-RESPONSE PROGRAM IN THE COMMERCE CITY POLICE DEPARTMENT

Attachments: [Council Communication](#)

[Ordinance 2657](#)

[Ord 2660](#) AN ORDINANCE AMENDING DIVISION 2 OF ARTICLE II OF CHAPTER 8 OF THE COMMERCE CITY REVISED MUNICIPAL CODE PERTAINING TO NOTICE OF HEARING REQUIREMENTS

Attachments: [Council Communication](#)

[Ordinance 2660](#)

Approved on First Reading on December 16, 2024. VOTE: 9 - Aye

[Ord 2664](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY TRANSFERRING \$172,000 OF UNENCUMBERED FUND BALANCE FROM THE GENERAL FUND TO THE CAPITAL EXPENDITURES FUND FOR USE ON CONTRACT MANAGEMENT AND SOURCING SOFTWARE AND AUTHORIZING THE EXPENDITURE THEREOF

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

[Res
2025-001](#)

A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR BUFFALO RUN DRAINAGE PROJECT TO GREENONE INDUSTRIES, INC.

Attachments: [Council Communication](#)
[Resolution 2025-001](#)

8. Public Hearings - 7:15 PM

[Res
2025-002](#)

A RESOLUTION DETERMINING THE ELIGIBILITY FOR ANNEXATION TO THE CITY OF COMMERCE CITY, COLORADO OF THE PROPERTY GENERALLY LOCATED AT 8581 ROSEMARY STREET IN CASE AN-255-22-24 KNOWN AS THE CARBAJAL AUTO ANNEXATION

Attachments: [Council Communication](#)
[Resolution 2025-002](#)
[Petition of Annexation](#)
[Affidavit of Circulator](#)
[Vicinity Map](#)
[Staff Presentation](#)

[AN-255-22-2](#)
[4](#) AN ORDINANCE ANNEXING THE PROPERTY GENERALLY LOCATED AT 8581 ROSEMARY STREET TO THE CITY OF COMMERCE CITY, COLORADO IN CASE AN-255-22-24 KNOWN AS THE CARBAJAL AUTO ANNEXATION

Attachments: [Council Communication](#)
[Ordinance AN-255-22-24](#)
[Annexation Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Annexation Petition](#)
[Annexation Map](#)
[Executed Annexation Agreement](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Affidavit of Posting](#)

[Z-959-19-24](#) AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY ZONING THE PROPERTY ANNEXED AS THE CARBAJAL AUTO ANNEXATION FROM ADAMS COUNTY AGRICULTURAL-1 DISTRICT TO REGIONAL COMMERCIAL DISTRICT (C-3)

Attachments: [Council Communication](#)
[Annexation Zoning Ordinance](#)
[Annexation Zoning Report](#)
[Applicant Narrative](#)
[Vicinity Map](#)
[Proposed Development Plan](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Traffic Generation Analysis](#)
[December 3, 2024 Planning Commission Minutes](#)
[Final Drainage Report](#)
[Irondale Neighborhood & Infrastructure Plan](#)
[Public Hearing Notice Affidavit](#)
[Written Comments](#)

[CUP24-0002](#) Rogelio & Alicia Muñoz is requesting approval of an Conditional Use Permit for an event center in an existing 1,740 sq. ft. commercial building in a PUD (Planned Unit Development District). The subject property is approximately 0.33 acres.

Attachments: [Council Communication](#)
[Conditional Use Permit #CUP24-0002](#)
[Conditional Use Permit Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Werthwhile Events Parking Plan](#)
[December 3, 2024 Planning Commission Minutes](#)
[Public Hearing Notice Affidavit](#)

The public hearings will be conducted in a hybrid format in person and via Zoom. There will be an opportunity to testify live during the meeting or 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, January 6. Please contact the City Clerk to request paper copies of materials.

9. Resolutions - 9:50 PM

[Res 2025-017](#) A RESOLUTION AUTHORIZING NEGOTIATIONS, PURCHASE, AND THE EXERCISE OF THE CITY’S POWERS OF EMINENT DOMAIN TO ACQUIRE CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR THE 88TH AVENUE WIDENING PROJECT

Attachments: [Council Communication](#)
[Resolution 2025-017](#)
[Resolution 2025-017 - Exhibit A](#)

10. Ordinances on 2nd Reading - 10:05 PM

[Z-792-05-24](#) AN ORDINANCE APPROVING THE ONE BUCKLEY PUD ZONE DOCUMENT AMENDMENT TO CREATE NEW PLANNING AREAS, ALLOW ADDITIONAL COMMERCIAL LAND USES, ALLOW RESIDENTIAL LAND USES, AND ESTABLISH BULK AND DESIGN STANDARDS FOR THE PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF EAST 120TH AVENUE AND BUCKLEY ROAD

Attachments: [Council Communication](#)
[Revised Ordinance Z-792-05-24](#)
[Ordinance Z-792-05-24](#)
[Supplemental Memo](#)
[Applicant Conditions](#)
[Staff Report](#)
[Vicinity Map](#)
[Narrative](#)
[One Buckley PUD Zone Document](#)
[One Buckley Design Standards](#)
[Cutler Commercial PUD Zone Document](#)
[Traffic Study Report](#)
[Planning Commission Meeting Minutes](#)
[Sign Posting](#)
[Staff Presentation](#)
[Applicant Presentation](#)

Approved on First Reading on December 2, 2024. VOTE: 7 - Aye; 2 - Nay

[Ord 2623](#) AN ORDINANCE REPEALING THE EXISTING MORATORIUM ON NEW RETAIL AND MEDICAL MARIJUANA STORE LICENSES IN WARDS I AND II IN THE CITY OF COMMERCE CITY

Attachments: [Council Communication](#)
[Ordinance 2623](#)
[Interactive Marijuana Licensee Map](#)
[Marijuana Potential Eligible Properties Map](#)
[November 25, 2024 Meeting Video Link](#)
[Ordinance 2527](#)
[Ordinance 2567](#)

Approved on First Reading on December 16, 2024. VOTE: 6 - Aye; 3 - Nay

[Ord 2661](#) AN ORDINANCE REPEALING ORDINANCE NO. 2453 IMPOSING A MORATORIUM UPON THE CITY'S PROCESSING OF APPLICATIONS FOR APPROVAL OF NEW SERVICE PLANS FOR RESIDENTIAL METROPOLITAN DISTRICTS

Attachments: [Council Communication](#)

[Ord 2661](#)

[Current Model Service Plan - Est Res 2023-136](#)

Approved on First Reading on December 16, 2024. VOTE: 5 - Aye; 4 - Nay

11. Administrative Council Business - 10:55 PM

[25-001](#) Approval of Winter Retreat Dates and Agenda

Attachments: [Council Communication](#)

[Resume](#)

[25-091](#) 2025 International Council of Shopping Centers (ICSC) Conference

Attachments: [Council Communication](#)

[Staff Memo](#)

12. Council Reports - 11:25 PM

[25-004](#) Review of Work Schedule

Attachments: [Regular Meetings](#)

[Study Sessions](#)

13. Adjourn - 11:45 PM

[25-006](#) City Manager Week in Review Report

Attachments: [December 20, 2024 Report](#)

[25-005](#) City Council Policies

Attachments: [Council Policies](#)

Any member of the public 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.