



Commerce City

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

Meeting Minutes - Final

Planning Commission

Tuesday, December 3, 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_s0IsBxPATHuzdPmANKBMZg

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.

1 Call to Order - 6:05 PM

The meeting is called to order at - 6:05 PM

2. Roll Call

Present 5 - Commissioner Garret Biltoft, Commissioner Debra Eggleston, Commissioner David Sanchez, Alternate Commissioner Tyrel Nelson, and Commissioner Steven VanHeusen

Absent 1 - Commissioner Robb Shecter

3. Approval of Minutes:

[Min 24-211](#)

November 6 Planning Commission Minutes

Attachments: [Nov. 6 Planning Commission Minutes](#)

A motion was made by Commission Sanchez, seconded by Commissioner VanHeusen, that the November 6th minutes be approved VOTE:

Ayes: 5 - Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez, Alternate Commissioner Nelson and Commissioner Vanheusen

4. Public Meeting:

[Pres 24-631](#)

PUDA23-0004: Car Wash Pro Designers, on behalf of Nolly Enterprises LLC, is requesting approval of Burlington Northern/ Catellus PUD Zone Document Amendment 6, to modify allowable commercial uses, to specifically allow a car wash. The subject property is approximately 1.06 acres and located at 12411 East 104th Avenue.

Attachments: [PUD Report](#)
 [Vicinity Map](#)
 [Narrative](#)
 [Proposed PUD](#)
 [Existing Zoning](#)
 [Traffic Study](#)
 [Neighborhood Meeting Summary](#)

Alan Jacob, Car Wash Pro Designers, presented the proposal for a conveyor car wash.

Nic Berry, Planner II, presented the request to amend the PUD.

The Commission asked questions about the other allowed uses that could be on the site, how access is gained to the site and the landscape screening material.

Members of the public spoke about the need for a car wash in this area, the size and aesthetic of the building, noise, access, traffic and fumes from idling vehicles.

Alan Jacob addressed the noise, traffic and idling concerns.

A motion was made by Commissioner Nelson, "I move that the Planning Commission will continue the public hearing of the requested PUD zoning documented amendment for the property located at 12411 East 104th Avenue containing in case PUDA23-0004, to the next regular scheduled Planning Commission meeting January 7th," seconded by Commissioner Sanchez, VOTE:

Ayes: 4 - Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez and Alternate Commissioner Nelson

Nayes: 1 - Commissioner Vanheusen

[Pres 24-633](#)

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 and is located at 7390 Highway 2.

Attachments: [Staff Report](#)
 [Vicinity Map](#)
 [Applicant Narrative](#)
 [Neighborhood Meeting Summary](#)

Emily Smith, Zaga Design Group, presented the request and highlighted the parking reconfiguration and landscape enhancements and the community need for the use.

Omar Yusef, Planner I, presented the request for the Conditional Use Permit for an events center.

Commissioners asked about access to the property and adequacy of parking.

No members of the public spoke.

Commissioners commented on the length of time the property had been vacant and whether Derby Review Board had reviewed it. Commissioners commented on the positive revitalization of the area and providing a place for gathering.

A motion was made by Commissioner VanHeusen, "I move that the Planning Commission enter a finding that the requested conditional use permit for the property located at 7390 Highway 2 contained in case CUP24-0002 meets the criteria of the land use development code and based upon such finding recommend that the City Council approve the conditional use permit without conditions,"seconded by Commissioner Sanchez, VOTE:

Ayes: 5 - Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez, Alternate Commissioner Nelson and Commissioner Vanheusen

[Pres 24-632](#)

Z-959-19-24: Gilberto R. Carbajal Flores is requesting approval of an Annexation Zone Change for one approximately 0.45-acre property from ADCO A-1 (Adams County Agricultural-1) to Commerce City C-3 (Regional Commercial District). The subject property is located at 8581 Rosemary Street.

Attachments: [Annexation Zoning Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Proposed Development Plan](#)
[Irondale Neighborhood & Infrastructure Plan](#)
[Traffic Generation Analysis](#)
[Drainage Report](#)

Liz Jones, Raptor Engineering, oriented the Commission to the location of the property and presented the request to zone the property C-3.

Nathan Chavez, Planner II, presented the proposal to zone the property C-3 associated with the annexation of the property in the Irondale sub area.

Commissioners ascertained that the property meets the 1/6 contiguity requirement for annexation.

Commissioners asked about emergency access to the property and traffic.

Liz Jones presented the trip generation in the traffic study and highlighted the low number of trips generated.

Staff answered the Commission's question about the C-3 zone district if the auto dealership was not on the property in the future.

Glen Murray, resident, spoke in favor of the annexation and zoning. He expressed concerns about the improvements.

Liz Jones indicated right-of-way will be dedicated along 86th Avenue and Rosemary and sidewalks and landscaping will be added.

Commissioners had no further comments.

A motion was made by Commissioner VanHeusen, "I move that the Planning Commission enter a finding that the requested regional commercial district C3 zoning for the property located at 8581 Rosemary Street contained in case Z-959-19-24, meets the criteria of the land development code and based upon such finding recommend that the City Council approve the regional commercial district C3 annexation zoning," seconded by Commissioner Eggleston, VOTE:

Ayes: 5 - Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez, Alternate Commissioner Nelson and Commissioner Vanheusen

[Pres 24-662](#)

TXT24-0003- An ordinance amending the Commerce City Land Development Code to set regulations for Natural Medicine.

Attachments: [Staff Report](#)
 [Draft Ordinance 2656](#)
 [Exhibit A](#)
 [Exhibit B](#)
 [Natural Medicine State Rules and Regulations](#)
 [State Senate Bill 23-290](#)

Dylan Gibson, City Clerk, presented the ordinance that regulates the time, place and manner of natural medicine administration at healing centers.

Commissioners ascertained that the time for the healing session was regulated by the state.

Dylan Gibson indicated that the healing centers were proposed to be open from 8am to 8pm.

Commissioners asked about the zone districts for the healing centers and manufacturing as well as setbacks from the facilities.

A motion was made by Commissioner VanHeusen, "I move that the Planning Commission enter a finding that the requested text amending for the land development code meets the criteria of the land development code and based upon such finding recommend that the City Council adopt the text amendment," seconded by Commissioner Sanchez, VOTE:

Ayes: 5 - Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez, Alternate Commissioner Nelson and Commissioner Vanheusen

5. Comission Business:

6. Attorney Business:

7. Staff Business:

Planning Manager, Heather Vidlock, shared that on November 18th the Council approved the landfill certificate of designation, which the Commissioners did not see because it went straight to Council.

Anderson Ranch Annexation and PUD passed on second reading on November 25th.

The Thompson Thrift Zone Change did not pass by Council.

The short-term rentals did pass at City Council at first reading.

The One Buckley PUD amendment had been continued from October, passed on first reading with four conditions related to open space, commercial designation, and traffic improvements.

8. Adjournment - 7:43 PM

Planning Commission adjourned to a Study Session for staff to provide an overview of the 2045 Comprehensive Plan.

Any member of the public requesting accommodations concerning 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 Commerce City Community Development Department at 303-289-5052 as soon as possible before the meeting.

Para servicios de traducción al español, llame al 303-227-8818.