



Commerce City

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

Meeting Agenda - Final-revised City Council

Monday, October 7, 2024

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_80pNVvXIQyezgd690JwGxA

Regular Meeting.

Times given are estimates only

Revised 10/07/2024 at 11:30 PM.

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Public Comment**

[24-141](#)

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, October 7, 2024.

5. **Proclamations and Recognitions**

[Proc 24-036](#)

Proclamation Declaring October 2024 as Manufacturing Month in Commerce City, Colorado

Attachments: [Manufacturing Month Proclamation](#)

[Proc 24-026](#)

Proclamation Declaring October 14, 2024 as Indigenous Peoples' Day in Commerce City, Colorado

Attachments: [2024 Indigenous Peoples Day Proclamation](#)

Noticed Council Business

[24-254](#) Requesting a crosswalk along E. 64th Ave and Memorial for Isabella Salas Morales

6. Presentations

[Pres 24-104](#) Oil and Gas Monthly Update

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

7. Consent Agenda

[Min 24-170](#) Minutes of the September 16, 2024 Regular Meeting

Attachments: [Meeting Minutes](#)

[Min 24-174](#) Minutes of the September 23, 2024 Special Meeting

Attachments: [Meeting Minutes](#)

[Res](#)
[2024-097](#) A RESOLUTION ADOPTING THE COMMERCE CITY ECONOMIC DEVELOPMENT STRATEGIC PLAN

Attachments: [Council Communication](#)
[Resolution 2024-097](#)
[Draft Economic Development Strategic Plan](#)
[Engagement Report 2024](#)
[Landscape Assessment 2024](#)

[Res](#)
[2024-122](#) A RESOLUTION IN SUPPORT OF SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT BALLOT MEASURE FOR THE 2024 NOVEMBER ELECTION

Attachments: [Council Communication](#)
[Resolution 2024-122](#)

[Ord 2621](#) AN ORDINANCE AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT WITH THE PHOENIX LIMITED PARTNERSHIP, A WYOMING LIMITED PARTNERSHIP

Attachments: [Council Communication](#)
[Ordinance 2621](#)
[Draft Lease Agreement](#)
[Presentation](#)

[Ord 2626](#)

AN ORDINANCE AUTHORIZING THE LEASE OF OFFICE SPACE WITH FAMILY PROMISE OF GREATER DENVER; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT; SETTING FORTH PARAMETERS AND RESTRICTIONS; AND PROVIDING FOR OTHER RELATED MATTERS.

Attachments: [Council Communication](#)

[Ordinance 2626](#)

[Lease - Family Promise of Greater Denver](#)

[Ord 2627](#)

AN ORDINANCE AUTHORIZING THE LEASE OF OFFICE SPACE WITH BLACK PARENTS UNITED FOUNDATION; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT; SETTING FORTH PARAMETERS AND RESTRICTIONS; AND PROVIDING FOR OTHER RELATED MATTERS.

Attachments: [Council Communication](#)

[Ordinance 2627](#)

[Lease - Black Parents United Foundation](#)

[Ord 2628](#)

AN ORDINANCE AUTHORIZING THE LEASE OF OFFICE SPACE WITH SERVICIOS DE LA RAZA; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT; SETTING FORTH PARAMETERS AND RESTRICTIONS; AND PROVIDING FOR OTHER RELATED MATTERS.

Attachments: [Council Communication](#)

[Ordinance 2628](#)

[Lease - Servicios De La Raza](#)

[Ord 2629](#)

AN ORDINANCE AUTHORIZING THE LEASE OF OFFICE SPACE WITH BENEFITS IN ACTION; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT; SETTING FORTH PARAMETERS AND RESTRICTIONS; AND PROVIDING FOR OTHER RELATED MATTERS.

Attachments: [Council Communication](#)

[Ordinance 2629](#)

[Lease - Benefits In Action](#)

[PUDA23-0003](#)

AN ORDINANCE APPROVING THE COMMONS AT 104TH 2ND AMENDMENT PUD ZONE DOCUMENT AMENDMENT TO ALLOW ADDITIONAL LAND USES, INCLUDING SIT DOWN RESTAURANTS WITH A DRIVE THRU, EV CHARGING STATIONS, AND RETAIL STORES FOR PLANNING AREA A CONSISTING OF 6.97 ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EAST 104TH AVENUE AND POTOMAC STREET

Attachments: [Council Communication](#)
[Amended Ordinance PUDA23-0003](#)
[Original Ordinance PUDA23-0003](#)
[PUD Amendment Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Proposed PUD Amendment](#)
[Existing PUD Zone Document](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Sign Posting](#)
[Legal Notice Affidavit](#)
[Planning Commission Minutes](#)
[Written Comments 09.16.2024](#)

This item was approved on first reading at the September 16, 2024 meeting. VOTE: All aye.

8. Public Hearings

[Z24-0001](#)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 5400 FOREST ST FROM LIGHT INTENSITY INDUSTRIAL DISTRICT (I-1) AND HEAVY INTENSITY INDUSTRIAL DISTRICT (I-3) TO MEDIUM INTENSITY INDUSTRIAL DISTRICT (I-2)

Attachments: [Council Communication](#)
[Ordinance Z24-0001](#)
[Zone Change Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Proposed Zoning Exhibit](#)
[Existing Zoning Exhibit](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Legal Notice Affidavit](#)
[Planning Commission Minutes](#)

This item was continued from the August 19, 2024 Meeting.

[Z-980-24](#)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 9021 E-470 FROM AGRICULTURAL DISTRICT (AG) TO REGIONAL COMMERCIAL DISTRICT (C-3)

Attachments: [Council Communication](#)
[Ordinance Z-980-24](#)
[Zone Change Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Site Proposal](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Sign Posting](#)
[Legal Notice Affidavit](#)
[Planning Commission Minutes](#)

This item was continued from the September 16, 2024 Meeting.

[Z-979-24](#)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 9022 E-470 FROM AGRICULTURAL DISTRICT (AG) TO REGIONAL COMMERCIAL DISTRICT (C-3)

Attachments: [Council Communication](#)
[Ordinance Z-979-24](#)
[Zone Change Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Site Proposal](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Sign Posting](#)
[Newspaper Posting](#)
[Planning Commission Minutes](#)

This item was continued from the September 16, 2024 Meeting.

[PUDA23-0005](#)

AN ORDINANCE APPROVING THE MILE HIGH GREYHOUND PARK PUD ZONE DOCUMENT AMENDMENT 2 TO ALLOW FOR LIMITED DRIVE-THRU USES IN PLANNING AREA B. THE PROPERTY CONSISTS OF 10.52 ACRES AND IS GENERALLY LOCATED AT THE NORTHWEST CORNER OF EAST 62ND AVENUE AND ELM STREET

Attachments: [Council Communication](#)
[Ordinance PUDA23-0005](#)
[Staff Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Proposed PUD Amendment](#)
[Traffic Conformance Letter](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Planning Commission Minutes](#)
[Sign Posting Affidavit Photos](#)
[Legal Notice Affidavit](#)

[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](#)
[Ordinance Z-792-05-24](#)
[Staff Report](#)
[Vicinity Map](#)
[Narrative](#)
[One Buckley PUD Zone Document](#)
[One Buckley Design Standards](#)
[Cutler Commercial PUD Zone Document](#)
[Planning Commission Meeting Minutes](#)
[Sign Posting](#)
[Staff Presentation](#)
[Applicant Presentation](#)

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, October 7th. Please contact the City Clerk to request paper copies of materials.

9. Ordinances on 1st Reading

[Ord 2613](#) AN ORDINANCE AMENDING THE 2024 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF COLORADO DEPARTMENT OF TRANSPORTATION FUNDS IN THE AMOUNT OF \$453,600 FOR THE FISCAL YEAR 2025 HIGHWAY SAFETY IMPROVEMENT PROGRAM.

Attachments: [Council Communication](#)
[Ordinance 2613](#)
[Grant Agreement](#)
[Resolution 2023-125 Summary](#)

[Ord 2619](#) AN ORDINANCE AMENDING THE 2024 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE COLORADO LOCAL ENTITY AIR NETWORK (CLEAN) GRANT IN THE AMOUNT OF \$1,000 FOR LOVE MY AIR PROGRAM ACTIVITIES.

Attachments: [Council Communication](#)

[Ordinance 2619](#)

[Grant Agreement](#)

[Ord 2646](#) AN ORDINANCE AMENDING THE 2024 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY APPROPRIATING UNENCUMBERED FUND BALANCE IN THE GENERAL FUND IN THE AMOUNT OF \$1,276,250 FOR USE ON THE ADAMS TOWER 6TH FLOOR LEASE AND RENOVATION, INCLUDING SPECIFIED INTERFUND TRANSFERS, AND AUTHORIZATION OF THE EXPENDITURES THEREOF

Attachments: [Council Communication](#)

[Ordinance 2646](#)

10. Ordinances on 2nd Reading

[Ord 2616](#) AN ORDINANCE ADOPTING THE COMMERCE CITY 2045 COMPREHENSIVE PLAN

Attachments: [Council Communication](#)

[Ordinance 2616](#)

[Council Proposed Changes Memo](#)

[Comprehensive Plan Supplemental Memo](#)

[Comprehensive Plan Report](#)

[Commerce City 2045 Comprehensive Plan](#)

[Staff Presentation](#)

[Legal Notice Affidavit](#)

[Written Comments 09.16.2024](#)

[Written Comments 10.02.24](#)

[August 6, 2024 Planning Commission Minutes](#)

This item was approved on first reading at the September 23, 2024 meeting. VOTE: 8 - Aye, 1 - Nay (Douglas).

11. Administrative Council Business

12. Council Reports

[24-236](#)

Review of Work Schedule

Attachments: [Regular Meetings](#)
[Study Sessions](#)

13. Adjourn[24-248](#)

City Manager Week in Review Report

Attachments: [September 27, 2024 Report](#)

[24-242](#)

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.