



Commerce City

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

Meeting Agenda - Final-revised City Council

Monday, July 17, 2023

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_vmC8bri0T6KxdgaorjlSFQ

Regular Meeting

Times given are estimates only

Revised 7/17/2023 @ 12:00 PM

1. **Call to Order/Roll Call - 6:00 PM**

2. **Pledge of Allegiance**

3. **Approval of Agenda**

4. **Citizen Communication**

[23-162](#)

Citizen Communication - 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 citizen communication and/or about each agenda item. Comments may be consolidated under the Citizen 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, July 17, 2023.

Attachments: [Written Comments](#)

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

[Pres 23-224](#)

Quality Community Foundation (QCF) Annual Update

Attachments: [Council Communication](#)
[2023 Annual Report](#)

[Pres 23-225](#) Youth Commission Annual Update

Attachments: [Council Communication](#)
[2023 Youth Commission Annual Report](#)

6. Executive Session - 7:00 PM

[23-143](#) An executive session pursuant to C.R.S. 24-6-402(4)(a), 4(e), & 4(b) for the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest relating to City property around the Civic Center, for the purpose of determining positions relative to a matter that may be subject to negotiation, developing strategy for negotiations; and instructing negotiators regarding a potential land exchange and redevelopment opportunity regarding the same, and for receiving legal advice regarding the implications of a potential land exchange.

[23-157](#) An executive session pursuant to C.R.S. 24-6-402(4)(e) for the purpose of determining position relative to a matter that may be subject to negotiations concerning incentives for a potential economic development project within the city, and specifically to discuss potential incentive packages for commercial prospects.

7. Proclamations and Recognitions - 7:40 PM

[Proc 23-16](#) Proclamation Declaring August 2023 as Employee Appreciation Month in Commerce City, Colorado

Attachments: [Proclamation](#)

[Proc 23-18](#) Proclamation Declaring the Week of August 6-12, 2023 as National Health Center Week in Commerce City, Colorado

Attachments: [Proclamation](#)

[23-144](#) Memorial Day Parade Award Winners

Attachments: [Council Communication](#)

8. Consent Agenda - 7:55 PM

[Res 2023-071](#) A RESOLUTION SUBMITTING TO THE ELECTORS OF THE CITY OF COMMERCE CITY AT THE REGULAR MUNICIPAL ELECTION TO BE HELD NOVEMBER 7, 2023 THE QUESTION OF WHETHER TO ALLOW THE BACKYARD KEEPING OF CHICKENS AND SETTING THE LANGUAGE THEREOF

Attachments: [Council Communication](#)
[Resolution 2023-071](#)

[Res
2023-074](#)

A RESOLUTION SUBMITTING TO THE ELECTORS OF THE CITY OF COMMERCE CITY AT THE REGULAR MUNICIPAL ELECTION TO BE HELD NOVEMBER 7, 2023 THE QUESTION OF WHETHER TO ALLOW THE BACKYARD KEEPING OF DUCKS AND SETTING THE LANGUAGE THEREOF

Attachments: [Council Communication](#)
[Resolution 2023-074](#)

[Res
2023-075](#)

A RESOLUTION APPROVING AMENDMENTS TO SECTION 5.2 OF THE CITY OF COMMERCE CITY EMPLOYEE POLICIES REGARDING GENERAL LEAVE

Attachments: [Council Communication](#)
[Resolution 2023-075](#)
[Exhibit A](#)
[General Leave Policy Updated 2023 Redlined](#)
[Presentation](#)

[Res
2023-076](#)

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR THE NOVEMBER 7, 2023 COORDINATED MAIL BALLOT ELECTION

Attachments: [Council Communication](#)
[Resolution 2023-076](#)
[2023 Coordinated Election IGA](#)

[Res
2023-077](#)

A RESOLUTION SUBMITTING TO THE ELECTORS OF THE CITY OF COMMERCE CITY AT THE REGULAR MUNICIPAL ELECTION TO BE HELD NOVEMBER 7, 2023 THE QUESTION OF WHETHER TO ALLOW BACKYARD BEEKEEPING AND SETTING THE LANGUAGE THEREOF

Attachments: [Council Communication](#)
[Resolution 2023-077](#)

[Res
2023-078](#)

A RESOLUTION MODIFYING COUNCIL POLICIES TO REPLACE THE USE OF "CITIZEN" WITH "PUBLIC"

Attachments: [Council Communication](#)
[Resolution 2023-078](#)
[Exhibit A - Redline](#)
[Exhibit A - Clean](#)

[Res](#)
[2023-082](#)

A RESOLUTION APPOINTING KRISTIN N. BROWN AS HEARING OFFICER FOR THIRD PARTY CAMPAIGN FINANCE COMPLAINTS AND AUTHORIZING INCREASED PROFESSIONAL SERVICES RATE FOR OTHER APPOINTMENTS

Attachments: [Council Communication](#)
[Resolution 2023-082](#)

[Res](#)
[2023-085](#)

A RESOLUTION APPOINTING MEMBERS TO DESIGNATED BOARDS AND COMMISSIONS OF THE CITY OF COMMERCE CITY

Attachments: [Council Communication](#)
[Resolution 2023-085](#)

9. Public Hearings - 8:00 PM

[Res](#)
[2023-050](#)

A RESOLUTION FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM APPROVING THE 2023 ANNUAL ACTION PLAN

Attachments: [Council Communication](#)
[Resolution 2023-050](#)
[Presentation](#)

[Res](#)
[2023-083](#)

A RESOLUTION APPROVING THE FINAL PLAT FOR REUNION RIDGE FILING NO. 2, GENERALLY LOCATED BETWEEN PEORIA PARKWAY AND TUCSON STREET, APPROXIMATELY 1,000 FEET SOUTH OF E. 104TH AVENUE, AND CONSISTING OF 22.26 ACRES

Attachments:

[Council Communication](#)

[Resolution 2023-083](#)

[Subdivision Report](#)

[Vicinity Map F2&F3 Combined](#)

[Applicant Narrative](#)

[Final Plat](#)

[Final Drainage Report](#)

[Traffic Letter](#)

[Referral Agency \(DRT\) Comment Letters](#)

[June 6, 2023 Planning Commission Meeting Minutes](#)

[Affidavit of Sign Posting](#)

[Mailing of Notice](#)

[Mailing of Notice Proof](#)

[Planning Commission Legal Notice](#)

[Sign Posting Pictures](#)

[Reunion PUD Amendment 5 For Reference](#)

[Staff Presentation](#)

[Applicant Presentation](#)

[Exhibit A - Staff Report - Planning Commission](#)

[Exhibit B - Reunion PUD Narrative](#)

[Exhibit C - City Council Hearing Minutes](#)

[Exhibit D - Reunion Ridge F2_3 -Oakwood Response](#)

[Exhibit E - Staff Report Reunion Ridge F2_3](#)

[Exhibit F - Development Standards Matrix Comparison](#)

[Exhibit G - Amended Reunion PUD](#)

[Exhibit H - Reunion Ridge F2_3 Approved Traffic Variance](#)

[Exhibit I - 27J CFFF Participation Agreement](#)

[Exhibit J - Reunion Ridge F2_3 Final Development Agreement](#)

[Exhibit K - Reunion Ridge F2_3 Phasing Plan](#)

[Letter to City Council Addressing Subdivision Criteria \(Reunion Ridge Filings 2_](#)

[Res](#)
[2023-084](#)

A RESOLUTION APPROVING THE FINAL PLAT FOR REUNION RIDGE FILING NO. 3, GENERALLY LOCATED BETWEEN PEORIA PARKWAY AND TUCSON STREET, APPROXIMATELY 1,000 FEET SOUTH OF E. 104TH AVENUE, AND CONSISTING OF 11.01 ACRES

Attachments:

[Council Communication](#)

[Resolution 2023-084](#)

[Subdivision Report](#)

[Vicinity Map](#)

[Applicant Narrative](#)

[Final Plat](#)

[Final Drainage Report](#)

[Traffic Letter](#)

[Referral Agency \(DRT\) Comments](#)

[June 6, 2023 Planning Commission Meeting Minutes](#)

[Affidavit of Sign Posting](#)

[Mailing of Notice Public Hearing Proof](#)

[Mailing of Notice Proof](#)

[Proof of Publication](#)

[Sign Posting Pictures](#)

[Reunion PUD Amendment 5 For Reference](#)

[Staff Presentation](#)

[Applicant Presentation](#)

[Exhibit A - Staff Report - Planning Commission](#)

[Exhibit B - Reunion PUD Narrative](#)

[Exhibit C - City Council Hearing Minutes](#)

[Exhibit D - Reunion Ridge F2_3 -Oakwood Response](#)

[Exhibit E - Staff Report Reunion Ridge F2_3](#)

[Exhibit F - Development Standards Matrix Comparison\(7896806.2\)](#)

[Exhibit G - Amended Reunion PUD](#)

[Exhibit H - Reunion Ridge F2_3 Approved Traffic Variance](#)

[Exhibit I - 27J CFFF Participation Agreement](#)

[Exhibit J - Reunion Ridge F2_3 Final Development Agreement](#)

[Exhibit K - Reunion Ridge F2_3 Phasing Plan](#)

[Letter to City Council Addressing Subdivision Criteria \(Reunion Ridge Filings 2_](#)

[Z-989-23](#)

FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY LOCATED AT 8705 ROSEMARY STREET FROM LIGHT INTENSITY INDUSTRIAL DISTRICT (I-1) AND AGRICULTURAL DISTRICT (AG) TO MEDIUM INTENSITY INDUSTRIAL DISTRICT (I-2)

Attachments: [Council Communication](#)
[Ordinance Z-989-23](#)
[Zone Change Report](#)
[Vicinity Map](#)
[Applicant Letter](#)
[Applicant Narrative](#)
[Zone Change Document](#)
[Irondale Plan Executive Summary](#)
[Preliminary Drainage Report](#)
[Traffic Study](#)
[Development Review Team Comments](#)
[Draft Planning Commission Meeting Minutes May 16, 2023](#)
[Public Notices Z-989-23](#)
[Presentation](#)

[Res](#)
[2023-086](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO MAKING CERTAIN LEGISLATIVE FINDINGS AND APPROVING THE FIRST AMENDMENT TO THE MILE HIGH GREYHOUND PARK URBAN RENEWAL PLAN

Attachments: [Council Communication](#)
[Resolution 2023-086](#)
[Exhibit A - 1st Amendment to MHGP Urban Renewal Plan](#)
[1st Amendment to MHGP Urban Renewal Plan - Redline](#)

The public hearings will be conducted in a hybrid setting. There will be an opportunity to testify live during the meeting in person. 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, July 17, 2023. Please contact the City Clerk to request paper copies of materials.

10. Resolutions - 9:10 PM

[Res](#)
[2023-065](#)

A RESOLUTION AUTHORIZING THE SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH LOTUS ENGINEERING AND SUSTAINABILITY, LLC TO PROVIDE SUSTAINABILITY SERVICES

Attachments: [Council Communication](#)
[Resolution 2023-065](#)
[Exhibit A](#)
[Statement of Work](#)
[First Amendment](#)
[Original Contract](#)

11. Ordinances on 1st Reading - 9:40 PM

[Ord 2514](#)

FIRST READING OF AN ORDINANCE AMENDING SECTION 21-7205 OF THE CITY OF COMMERCE CITY LAND DEVELOPMENT CODE TO ADD CONSTRUCTION STANDARDS FOR RESIDENTIAL DRIVEWAYS

Attachments: [Council Communication](#)
[Ordinance 2514](#)
[Presentation](#)

[Ord 2516](#)

FIRST READING OF AN ORDINANCE ADDING SECTION 21-3219 AND AMENDING SECTION 21-3200 OF THE CITY OF COMMERCE CITY LAND DEVELOPMENT CODE ALLOWING FOR THE REVIEW AND APPROVAL OF EARLY GRADING PERMITS

Attachments: [Council Communication](#)
[Ordinance 2516](#)
[Presentation](#)

[Ord 2515](#)

FIRST READING OF AN ORDINANCE AMENDING SECTION 21-3210 OF THE CITY OF COMMERCE CITY LAND DEVELOPMENT CODE ADDING FOUNDATION-ONLY PERMITS AND EXTENSIONS THERETO AS BUILDING PERMIT TYPES FOR REVIEW AND APPROVAL

Attachments: [Council Communication](#)
[Ordinance 2515](#)
[Presentation](#)

[Ord 2526](#) FIRST READING OF AN ORDINANCE RETITLING CHAPTER 8 AND REPEALING AND REENACTING ARTICLE II OF CHAPTER 8 OF THE COMMERCE CITY REVISED MUNICIPAL CODE PERTAINING TO THE LICENSING OF MEDICAL AND RECREATIONAL MARIJUANA BUSINESSES

Attachments: [Council Communication](#)

[Ordinance 2526](#)

[Ord 2533](#) FIRST READING OF AN ORDINANCE AMENDING THE 2023 BUDGET OF THE CITY OF COMMERCE CITY BY RECOGNIZING A PORTION OF THE CITY'S TOTAL \$10,505,025 AMERICAN RESCUE PLAN ACT FUNDING ALLOCATION IN THE AMOUNT OF \$3,075,000 AND AUTHORIZING THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)

[Ordinance 2533](#)

[Ord 2536](#) FIRST READING OF AN ORDINANCE AMENDING THE 2023 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION GRANT IN THE AMOUNT OF \$15,000 FOR DRIVING UNDER THE INFLUENCE (DUI) ENFORCEMENT EFFORTS AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)

[Ordinance 2536](#)

[Ord 2537](#) FIRST READING OF AN ORDINANCE SUBMITTING TO THE REGISTERED ELECTORS OF THE CITY OF COMMERCE CITY AT THE REGULAR MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 7, 2023, PROPOSED AMENDMENTS TO THE CHARTER OF THE CITY OF COMMERCE CITY CONCERNING THE MODERNIZATION AND STANDARDIZATION OF PUBLICATION REQUIREMENTS FOR LEGAL NOTICES, ORDINANCES, DOCUMENTS, AND OTHER LEGAL PUBLICATIONS

Attachments: [Council Communication](#)

[Ordinance 2537](#)

[Ord 2540](#) FIRST READING OF AN ORDINANCE AMENDING SECTIONS 21-5200, 21-5249, AND 21-11200 OF THE LAND DEVELOPMENT CODE PERTAINING TO THE REGULATION OF MEDICAL AND RECREATIONAL MARIJUANA BUSINESSES

Attachments: [Council Communication](#)

[Ordinance 2540](#)

12. Administrative Council Business - 10:40 PM

[23-146](#) Alley Upkeep in City and Adding Them to Owners Property

Attachments: [Council Communication](#)

[23-158](#) Sand Creek Regional Greenway Partnership Event Sponsorship

Attachments: [Council Communication](#)

13. Council Reports - 11:05 PM

[23-159](#) Review of Work Schedule

Attachments: [Council Communication](#)

[Work Schedule](#)

14. Adjourn - 11:15 PM

[23-161](#) City Manager Week in Review Report

Attachments: [July 7, 2023 Week in Review Report](#)

[23-160](#) City Council Policies

Attachments: [Council Policies](#)

Any citizen 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.