



RECORD OF PROCEEDINGS

Derby Review Board
April 18, 2017

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CALL TO ORDER: Acting Chairperson Anderson called the meeting to order at 5:30 pm.

ROLL CALL: Candice Alexander called roll. **Present:** Anderson, Hall, Mercado, Teter, and Younger.

OTHERS PRESENT: Steve Timms, Planning Manager
Caitlin Hasenbalg Long, Planner
Rachel Allen, Senior Assistant City Attorney
Candice Alexander, Administrative Specialist
Lorena Ruiz, Administrative Specialist

MINUTES: Councilman Teter abstained from voting on the approval of minutes because he was not present at the March 21, 2017 meeting.

Board Member Mercado made a motion to approve the minutes of the March 21, 2017 meeting. Board Member Hall seconded the motion.

Voice Vote:

Anderson	Yes
Hall	Yes
Mercado	Yes
Teter	Abstained
Younger	Yes

4 Yes, Motion passed.

CASES: The Derby Review Board proceeded with the public hearing.
Case proceedings continued on the following pages.

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Case #:	DRB-061-17
Location:	7390 Highway 2, Commerce City, CO 80022
Applicant/ Owner:	Werthwhile Inn, Inc. / Beverly VanDeWeghe 2400 East 121 st Avenue, Thornton, CO 80241
Request:	1. Derby Review Board approval of 2 proposed business signs. 2. Derby Review Board approval of \$250 in catalyst funds.

Discussion:

Detailed case information can be found in the staff report on file at the Commerce City Community Development Department.

City Planner, Caitlin Long reviewed the staff report and presentation. Staff is recommending approval of the proposed sign and catalyst fund request as the proposed signage meets the design principals of the Derby Design Guidelines and the requirements of the Land Development Code.

Mr. Joe Stongle, was present on behalf of the applicant. In response to a question by the board, he stated the new neon-style sign has helped visibility during evening hours. He believes the proposed mural wall signs will improve visibility during the daytime hours.

There being no further business to discuss on the request, a motion was requested.

Motion:

Request 1:

Councilman Teter made the following motion “Based upon the finding that the application meets the design principles of the Derby Design Guidelines, I move that the Derby Review Board grant approval in case DRB-061-17, a Derby Redevelopment application for the property located at 7390 Highway 2.”

Board Member Younger seconded the motion.

Voice Vote:

Anderson	Yes
Hall	Yes
Mercado	Yes
Teter	Yes
Younger	Yes

5 Yes, Motion passed.

Request 2:

Councilman Teter made the following motion “I move that the Derby Review Board approve the use of catalyst funds in an amount not to exceed \$250.00 to reimburse the applicant for costs the City determines qualify under the program.”

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Board Member Younger seconded the motion.

Voice Vote:

Anderson	Yes
Hall	Yes
Mercado	Yes
Teter	Yes
Younger	Yes

5 Yes, Motion passed.

Presentation Item:

Derby Downtown District Lighting and Signage Plan

Project Consultant, Kristin Cypher, reviewed the presentation. She will be contacting the board one-on-one to request additional feedback on the project.

The board discussed fees for sign advertisement, suggested contacting Derby businesses door-to-door to collect more feedback, and recommended providing informational postcards to local businesses for community involvement.

The board thanked Ms. Cypher for the presentation.

Board and Staff Business:

Staff announced two new restaurants Taco River and TJ Pizzas are now open in Derby. A new art studio will also be opening soon.

ADJOURN: Acting Chairperson Anderson adjourned the meeting at 6:13 pm.

Angel Anderson
Acting Chairperson

Candice Alexander,
Administrative Specialist