

# **Commerce City**

*7887 E. 60th Ave.  
Commerce City, CO 80022  
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## **Meeting Minutes - Draft**

**Tuesday, August 14, 2018**

**5:30 PM**

**Council Chambers**

## **Zoning Board of Adjustment**

## Call to Order

*Acting Chairperson Leffel called the meeting to order at 5:30 p.m.*

## Roll Call

*Lorena Ruiz called roll.*

*Present: Leffel, Kuhn, Haug, Brinkerhoff, Benzel.*

## Approval of Minutes:

[Pres 18-208](#)

December 12, 2017

**Attachments:**     [Minutes](#)

*Board member Haug made a motion to approve the December 12, 2017 meeting minutes. Board member Kuhn seconded the motion.*

*Yes: Haug, Kuhn, Leffel, Benzel, Brinkerhoff*

## Case(s):

[AH-1747-18](#)

AH-1747-18: Metro Wastewater Reclamation District is requesting a 33' height exception in order to construct an 83' Pre-Dewatering Phosphorus Recovery Facility for the property located at 6450 York Street, zoned I-3.

**Attachments:**    [Staff Report](#)  
                              [Vicinity Map](#)  
                              [Narrative](#)  
                              [Maps](#)

*City Attorney Sheesley introduced the case and asked that the record reflect the file contained the relevant notification and publication information. Planning Manager Timms reviewed the staff report presentation including the DRT recommendation for approval.*

*The Board asked questions regarding the second reactor, future height exception request process, and referral notification.*

*Bill Brennan, District Project Manager, Metro Wastewater Reclamation District, 6450 York Street, Denver, CO addressed the board. Mr. Brennan stated this is a critical infrastructure for the district and would like to build as quickly as possible so they can start meeting the new phosphorus permit requirements.*

*The Board asked questions regarding timeline of completion, signage, and recommended motion language details. The commission requested the verbiage in the recommend motion include specific details calling out the approval of constructing a new pre-dewatering phosphorus recovery facility that is 83-feet tall. City Attorney Sheesley agreed to the request.*

*The meeting was opened to the public. No public comments were made.*

*There being no further discussion on the request, Acting Chairperson Leffel asked City Attorney Sheesley to read a revised recommended motion that included specific details to the request. City Attorney Sheesley read the following motion and asked that one of the board members adopt it as their own motion: "I move that the Board of Adjustment find that the requested Height Exception for an 83-foot pre-dewatering phosphorus recovery facility for the property located at 6450 York Street contained in case AH-1747-18 meets the criteria of the Land Development Code and based upon such finding, approve the Height Exception." Board member Haug so moved the motion and Board member Brinkerhoff seconded the motion.*

*Leffel, Yes  
Brinkerhoff, Yes  
Kuhn, Yes  
Haug, Yes  
Benzel, Yes*

*5 yes, motion passed.*

**Board Business:**

*The Commission asked about the new meeting notification signs that are now being used by the Planning Division.*

**Staff Business:**

**Adjournment**

*The meeting adjourned at 5:57 p.m.*