

Commerce City

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



Meeting Minutes - Final

Tuesday, May 15, 2018

5:30 PM

**Commerce City Civic Center, 7887 E. 60th Ave, Commerce City,
CO 80022**

Derby Review Board

Call to Order

Board Member Hall called the meeting to order at 5:34 p.m.

Roll Call

Candice Alexander called roll.

Present 3 - Board Member Ted Ertl, Alternate Board Member Esther Hall, and Board Member Anita Mercado

Absent 1 - Board Member Rick A. Teter

Election of Officers

Election of officers was held. Ms. Mercado was elected Chairperson and Mr. Ertl was elected Vice-Chairperson.

Approval of Minutes:

[Min 18-42](#)

February 20, 2018

Attachments: [Minutes](#)

A motion was made by Board Member Ertl, seconded by Alternate Board Member Hall, that this Minutes be approvedVOTE:

Aye: 3 - Board Member Ertl, Alternate Board Member Hall and Board Member Mercado

Case(s):

[Pres 18-286](#)

DRB-072-18: Trent Younger (Younger Bros. Lumber) is requesting the following at 6350 E 72nd Place, Commerce City, CO 80022.

- A. Approval of 1 window replacement
- B. Approval of \$690.00 in catalyst funds

Attachments: [Staff Report](#)
 [Proposed Window](#)

City Planner, Caitlin Hasenbalg Long reviewed the staff report and presentation. Staff is recommending approval of the proposed window replacement and catalyst fund request as the proposal meets the design principles of the Derby Design Guidelines and the requirements of the Land Development Code.

The applicant, Trent Younger, was present to answer questions. He explained to the board that he plans on making more improvements soon.

The board commented on the Younger Bros building being viewed as a landmark and stated they appreciate the applicant holding historical character within this improvement.

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

Request 1:

Vice Chairperson Ertl 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-072-18, a Derby Redevelopment application for the property located at 6350 East 72nd Place." Board Member Hall seconded the motion. VOTE: All in favor.

Request 2:

Board Member Hall made the following motion: "I move that the Derby Review Board approve the use of catalyst funds in an amount not to exceed \$690.00 to reimburse the applicant for costs the City determines qualify under the program." Vice Chairperson Ertl seconded the motion. VOTE: All in favor.

Aye: 3 - Board Member Ertl, Alternate Board Member Hall and Board Member Mercado

[Pres 18-287](#)

DRB-068-17-18: Jeanie Nuanes King (Magnolia St Art Space, LLC) is requesting the following at 6600 E 74th Avenue, Commerce City, CO 80022

- A. Approval for Phase 2 of exterior improvements
- B. Approval of \$12,498.00 in catalyst funds

Attachments: [Staff Report](#)

City Planner, Caitlin Hasenbalg Long reviewed the staff report and presentation. Staff is recommending approval of the proposed exterior improvements and catalyst funds as the proposal meets the design principles of the Derby Design Guidelines and the requirements of the Land Development Code.

In response to a question by the board, Planner Long reviewed the Catalyst Fund Reimbursement Program details; Catalyst Funds are never not refunded to the City, applicants are eligible for up to \$25,000 per year.

The applicant, Jeanie Nuanes King, was present to answer questions. She stated there will be an open house bbq possibly in mid-June.

The board complimented the fence, siding, and stated the building now looks very contemporary.

In response to a question by the board, Planner long explained there is currently \$65,828 remaining in Catalyst Funds for 2018.

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

Request 1:

Vice Chairperson Ertl 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-068-17-18, a Derby Redevelopment application for the property located at 6600 E. 74th Avenue." Board Member Hall seconded the motion. VOTE: All in favor.

The applicant, Jeanie King, asked the board to make a recommendation for the mural design on the outside of the building after reviewing 2 options. The board recommended Option B.

Request 2:

Board Member Hall made the following motion: "I move that the Derby Review Board approve the use of catalyst funds in an amount not to exceed \$12,498.00 to reimburse the applicant for costs the City determines qualify under the program." Vice Chairperson Ertl seconded the motion. VOTE: All in favor.

Aye: 3 - Board Member Ertl, Alternate Board Member Hall and Board Member Mercado

[Pres 18-288](#)

Derby Wayfinding Signage and District Lighting Plan Adoption

Attachments: [Memo](#)

City Planner, Caitlin Hasenbalg Long reviewed the staff report and presentation. Staff is recommending approval of adoption of the final wayfinding signage and lighting plan.

Planner Long stated a City Council Study Session will be held on June 18th and plan documents will be finalized and distributed to the board. She also covered funding options.

The board inquired about obtaining historical items from Derby tire building and discussed local bus routes, large trucks turning at Derby Diamond Center and possibly damaging curb and new signs/recommending no truck routes signs if needed, and bus shelter roof design. The board also commented on how the secondary gateway signs provide a festive and lively design and the overall lighting plan will make visitors feel more safe and should increase foot traffic.

In response to a question from Planner Long, the board is in favor of using leftover catalyst fund money at the end of year to help with funding, but would like to make sure money is not taken away from any private initiatives.

Request 1:

Chairperson Mercado made the following motion “I move that the Derby Review Board adopt the Derby Wayfinding Signage and District Lighting Plans, dated May 2018, a copy of which is on file with the city, and support staff efforts to seek funding for implementation of the recommended improvements.” Vice Chairperson Ertl seconded the motion. VOTE: All in favor.

Aye: 3 - Board Member Ertl, Alternate Board Member Hall and Board Member Mercado

Board Business:

N/A

Staff Business:

N/A

Adjournment

Chairperson Mercado adjourned meeting at 6:40 p.m.