

# **Commerce City**

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



## **Meeting Minutes - Draft**

**Tuesday, August 4, 2020**

**6:00 PM**

**Virtual via Zoom**

## **Planning Commission**

This meeting will be conducted electronically via Zoom. There will be no physical meeting. The public can access this meeting through the Zoom platform via the internet or phone for public input/testimony or as a witness; pre-registration is required through [www.c3gov.com/PC](http://www.c3gov.com/PC), by contacting staff at 303.227.8818, or [jmain@c3gov.com](mailto:jmain@c3gov.com). For more information, visit <http://www.c3gov.com/government/city-council/virtual-meetings>. The meeting will also be live on Channel 8 and [c3gov.com/video](http://c3gov.com/video).

## Call to Order

Chairman Popiel called the meeting to order at 6:07 p.m.

## Roll Call

Jessica Main called roll. All present affirmed.

**Present** 5 - Chair Jonathan Popiel, Vice Chair Andrew Amador, Commissioner Dennis Cammack, Commissioner Karen Anderson, and Alternate Commissioner David Yost

### Staff in attendance:

Jason Rogers, Community Development Director  
Matt Hader, Deputy City Attorney  
Steve Timms, Planning Manager  
Jennifer Jones, Principal Planner  
Jenny Axmacher, Planner  
Travis Reynolds, Planner  
Jessica Main Administrative Specialist

## Approval of Minutes:

[Min 20-107](#)

July 21, 2020 Minutes

**Attachments:** [July 21, 2020\\_Draft Minutes](#)

A motion was made by Commissioner Anderson, seconded by Vice Chairman Amador that this Minutes be approved. **VOTE:**

**Aye:** 5 - Chair Popiel, Vice Chair Amador, Commissioner Cammack, Commissioner Anderson and Alternate Commissioner Yost

## Case(s):

[Pres 20-253](#)

**CU-123-20:** Metro Wastewater Reclamation District is requesting a conditional use permit for a 6.4 mile long wastewater pipeline

project, along Second Creek, known as the Second Creek Interceptor (Extends from E. 81st Ave. and Tower Rd to E. 120th and Wheeling Street) and the extension of the existing Sand Creek Interceptor an additional 0.8 miles (near E. 64th Ave. and York St.). The proposed route can be found at the web address listed below.

**[www.metrowastewater.com/know/secondcreek/pages/default.aspx](http://www.metrowastewater.com/know/secondcreek/pages/default.aspx)**

**Attachments:**     [Staff Report](#)  
                              [Ownership](#)  
                              [Map](#)  
                              [Applicant's Narrative and Application Materials](#)  
                              [Neighborhood Meeting Summary](#)  
                              [95% Design Drawings](#)  
                              [Staff Presentation](#)  
                              [Applicant Presentation](#)  
                              [FRICO and Burlington Comments](#)

*Matt Hader, Deputy City Attorney, introduced the case and introduced staff presenting the case.*

*Jenny Axmacher, Planner, introduced the applicant and invited them to present first.*

*A motion was made by Commissioner Cammack to allow the applicant to present before the planner and it was seconded by Commissioner Yost. A roll call vote was taken and passed with 5 yeses.*

*Steve Pool and Jon Wicke presented.*

*Discussion from the commission involved open tunnel vs. open cut roadways, traffic impact, contacting property owners, expected life span of tunnel, financial cost, width of easement, and maintenance.*

*Seeing no further questions, Chairman Popiel invited the planner to present. Jenny Axmacher presented CU-123-20 and noted DRT recommendation of approval with conditions and all information pertinent to noticing and publication is in the record.*

*Discussion from the commission included future wastewater use*

*Seeing no further comments, Chairman Popiel invited the public to speak.*

*Todd Messenger - Attorney @ Fairfield and Woods, 1801 California St. Denver, CO  
Mr. Messenger shared his concerns about the project crossing two smaller canals and suggested extra conditions to be added*

*Steve Douglas -  
Mr. Douglas questioned the alignment of the pipeline*

*A motion was made by Commissioner Anderson to hold a brief executive session to discuss the commissioners concerns further. Seconded by Vice Chairman Amador. A roll call vote was taken and with 4 voting yes the motion passed.*

*Commissioners and Staff held a brief executive session and then returned to the meeting.*

*Abel Moreno - SACWD*

*Mr. Moreno shared his approval for the project*

*Seeing no further comments, Chairman Popiel called for a motion.*

**A motion was made by Commissioner Anderson:**

**I move that the Planning Commission enter a finding that subject to certain conditions the requested conditional use permit for the project alignment identified on exhibit B contained in case CU-123-20 meets the criteria of the land development code and based upon such findings recommend that the City Council approve the conditional use permit subject to the revised conditions provided at the beginning of this meeting. Seconded by Commissioner Yost. VOTE:**

**Aye:** 5 - Chair Popiel, Vice Chair Amador, Commissioner Cammack, Commissioner Anderson and Alternate Commissioner Yost

## **Presentation:**

### [Pres 20-261](#)

Z-962-20: Galloway & Company is requesting Planning Commission review of a PUD Concept Schematic for future commercial development located at the southwest corner of Tower Rd. and E. 81st Ave. (PIN:172328400003)

**Attachments:**     [Staff Report and Schematic](#)

[V-Map](#)

[Presentation](#)

*Matt Hader, Deputy City Attorney, introduced the case and introduced staff presenting the case.*

*Steve Timms, Planning Manager informed commissioners that city staff and the applicant were looking for feedback and presented Z-962-20. Because this case is a PUD Concept Schematic, no vote is taken.*

*Chairman Popiel invited the applicant to speak*

*Michael Talcott - Real Estate Project Manager for QuikTrip Corporation, 11724 Hannibal St*

*Mr. Talcott discussed truck use, day-to-day operations and interest in this lot*

*Discussion from the commission involved vacant parcel to the left of the property and its potential uses including tire shops, excluding daycare/ child care and senior housing facilities, diesel pump location, quantity of pumps including diesel, excluded uses and how the lot will be zoned.*

*Commissioners were concerned about increasing the truck parking on site and were sensitive towards how this would look at the gateway to the city, therefore a high level of architecture will be required.*

*Seeing no further comments from the commissioners, Chairman Popiel closed the presentation portion of the meeting.*

**Board Business:**

None

**Attorney Business:**

None

**Staff Business:**

Planning Manager, Steve Timms, reminded everyone that going forward our PC meetings would return to there normal schedule and be held the 1st Tuesday of each month. He also let the Planning Commission know that Commissioner Jones had resigned from the board.

**Adjournment**

The meeting adjourned at 8:32 p.m.