

**CITY OF COMMERCE CITY  
PLANNING COMMISSION  
RULES OF PROCEDURE**

**A. Authority & Applicability of Rules.**

The general organization, power, and duties of the Planning Commission (the “Commission”) of the City of Commerce City (“City”) are established in Chapters 10 and 11 of the City of Commerce City Charter (the “Charter”), the City of Commerce City Revised Municipal Code (“CCRMC”), City Council Policy (“Policy”), and other resolutions of the City. The Commission is authorized to establish these rules of procedure pursuant to Sections 10.1(h) and 11.1(b)(6) of the City Charter. In addition to the Charter, CCRMC, and Policies of the City and applicable state and federal law, these rules will govern all proceedings before the Commission. If there is any conflict between these rules and the above-cited laws and policies, the laws and policies will prevail. These rules replace and supersede any previously adopted bylaws or rules of procedure.

**B. Chairperson.**

1. The Commission will select a chairperson and a vice-chairperson at the first regular meeting of each calendar year, or the first regular meeting following a vacancy in the chairperson or vice-chairperson position

2. The Chairperson will preside at all meetings, will rule on all points of order or procedure and on the admissibility of evidence, unless, on motion duly made, the Chairperson is overruled by a majority vote of the members present..

3. In the absence of the Chairperson, the vice-chairperson will preside and act with the responsibilities of the chairperson in section (2) above. In the absence of the chairperson and the vice-chairperson, the senior member of the Commission (based on longevity of current appointment) will call the Commission to order and call the roll of members. If a quorum is found to be present, the Commission will choose, by a majority vote of those present, a Temporary Chairperson of the meeting to act until the Chairperson appears.

**C. Alternate Members.**

1. Alternate members of the Commission may attend the meetings of the Commission, but will not vote or otherwise participate in a matter before the Commission unless seated to take the place of a regular member who is absent.

2. If a regular member is absent at the time a meeting is called to order, alternate members will be seated in the place of the absent member or members based on a rotating schedule.

3. No regular or alternate member will vote on matters continued from a prior meeting at which any portion of a public hearing was conducted unless the member was either present and seated at the prior meeting or the member reviewed all record materials and the recording of the public hearing before being seated.

4. If an alternate member is being asked to fill a vacancy for an absent regular member during a meeting, their attendance will be in accordance with the current Charter, CCRMC, Policy, and other resolutions of the City.

#### **D. Attendance.**

All regular members will attend all meetings in accordance with the current Charter, CCRMC, Policy, and other resolutions of the City. Alternate members will attend study sessions in accordance with the current Charter, CCRMC, Policy, and other resolutions of the City.

#### **E. Meetings.**

1. Regular meetings will be held on the first (1st) Tuesday of each month if there are matters pending. If a regular meeting falls on Election Day or a holiday, the Commission may decide to reschedule the meeting to another day as decided by a majority vote of the Commission.

2. Special meetings may be called by the Chairperson or by a majority of the members at a regular meeting.

3. All members will be notified of meetings at least twenty-four (24) hours prior to the session.

4. Meetings will begin at 6:00 p.m. unless a different time is provided in the notice.

5. Meetings will be conducted in a business-like and democratic manner.

6. Bob's Rules of Order for Colorado Local Governments will guide all meetings unless inconsistent with these rules.

7. No person will disrupt the orderly conduct of any Commission meeting. Prohibited behavior includes without limitation disruptive shouting, making disruptive noises, creating or participating in physical disturbances, preventing the presentation of evidence or testimony, and preventing others from observing, entering, or leaving the meeting room.

8. Study sessions or workshops can be called at any time for educational purposes. No official record will be kept. No formal action or decisions can be made at any gathering other than at a regular public meeting.

9. Executive sessions may be held during any regular or special meeting in accordance with the Colorado Open Meetings Law.

#### **F. Motions and Voting.**

1. The Commission will act by motion. All motions require a second.

2. The Chairperson will have the same rights and privileges of making motions and voting as any other member, except the Chairperson will not make or second motions relating to the approval or denial of any quasi-judicial case before the Commission.

3. A roll call vote is required for every action except for routine procedural matters, in the discretion of the Chairperson. All votes will be entered upon the minutes of the Commission proceedings. Members will not explain their votes during the roll call, but may do so after the roll is complete.

4. No member will participate in or vote on any matter in which the member has any direct or indirect financial, personal, or official interest (other than the common public interest) in such a nature that it prevents or may prevent the member from acting impartially or raises the appearance of impropriety, in accordance with the current Charter, CCRMC, Policy, and other resolutions of the City. Any member with such an interest or conflict will disclose the interest or conflict to the Commission when it becomes known or apparent and before participating in any official action or hearing by the Commission.

## **G. Public Hearings.**

### **1. Generally.**

a. The Commission seeks to conduct all public hearings in an open and impartial manner that recognizes the rights of applicants and the concerns of all citizens having a legitimate interest in the proceeding. Public hearings will be conducted so as to allow an opportunity for the Commission to give fair consideration to all issues presented at the public hearing.

b. Public hearings on related applications involving the same property may be consolidated in the discretion of the Chairperson with the consent of the applicant.

c. The Commission will attempt to obtain the consent and agreement of the applicant to the postponement or continuance of any matter.

d. If a matter has been continued after a public hearing has been closed and the Commission has not requested or been provided additional information, the Commission is not required to re-open the public hearing unless needed to obtain an explanation or clarification of information previously received (including an opportunity for response or rebuttal) or if the Commission determines that re-opening the hearing would serve the interests of fairness and justice.

e. Public hearings must be held in accordance with the current Charter, CCRMC, Policy, and other resolutions of the City..

### **2. Testimony & Evidence.**

a. Public hearings will be conducted in such a manner as to provide a reasonable opportunity for all interested parties to speak. Proponents and opponents of any application or petition (not including City staff or applicant or applicant's representatives) will be limited to three (3) minutes each, unless the Chairperson approves an extension of time, provided the Chairperson may limit testimony that tends to be repetitive, cumulative, speculative, or irrelevant.

b. Formal rules of evidence need not be followed, but the evidence should be of such nature that it would be commonly accepted by reasonable and prudent persons in the conduct of their affairs. The credibility of evidence submitted by all witnesses will be determined by the Commission and considered in reaching a decision at the conclusion of the public hearing.

c. The record of proceedings will include, without further action by the Commission: (i) a copy of any public notices; (ii) all application documents for the proposed application; (iii) copies of any report prepared by City staff; and (iv) any recording or minutes kept of the hearing. The Chairperson may accept the submission of other information and documents that are an appropriate part of the public hearing.

d. Testimony does not have to be given under oath or affirmation unless requested by any Commission member, City staff, the applicant, or person in interest, as determined by the Chairperson.

### 3. Order.

The order for each public hearing will be as follows:

- a. The case will be announced by City staff.
- b. The applicant will present on the case, and the Commission may ask questions of the applicant.
- c. City staff will present on the case, and the Commission may ask questions of City staff..
- d. Testimony will be heard from proponents of the application or petition. Proponents will not direct questions to the Commission, applicant or City staff, but may direct questions to the Chairperson, who will determine whether to direct the question to the applicant or City staff.
- e. Testimony will be heard from opponents of the application or petition. Opponents will not direct questions to the Commission, applicant, or City staff, but may direct questions to the Chairperson, who will determine whether to direct the question to the applicant or Staff..
- f. The applicant will be given the opportunity for rebuttal if there is testimony in opposition.
- g. All comments and testimony will be made from the podium and no comments or testimony will be presented from the audience. Comments and testimony are to be directed to the Commission only. Dialogue and inquiries from the person at the podium to City staff or the seated audience is not permitted. If the Chairperson desires a response from City staff, the Chairperson will direct such inquiries to City staff.
- h. City staff may offer clarification or additional information at any time, with the permission of the Chairperson.
- i. Members of the Commission may ask questions at any time of City staff, the applicant, or any other witness, proponent, or opponent, but will not express opinions until

the hearing is concluded and a motion has been made.

j. Members of the Commission will not present testimony based on personal knowledge unless the member is a witness and is not participating in the matter.

k. The Chairman will close the hearing and request a motion regarding the matter.

l. The motion, once made and seconded, may then be discussed by the members. Motions may include: (1) recommendation of approval; (2) recommendation of approval with conditions; (3) recommendation of denial for specific reasons; and (4) continuance of the matter to a specified or unspecified date if appropriate. All motions shall include stated findings.

m. The motion will be voted upon unless another action is taken.

#### **H. Ex-Parte Contacts & Quasi-Judicial Matters.**

1. Quasi-judicial proceedings involve determinations as to rights, duties, or obligations of special individuals or properties and apply existing legal standards to facts developed at a hearing. In quasi-judicial proceedings, the Commission must make decisions based solely on evidence in the record and existing law.

2. The Commission will follow the procedures, criteria, and standards for the type of application under review as established in the Charter, CCRMC and the Land Development Code and will base all decisions on findings of facts developed from the public hearing as related to the standards or criteria outlined in the Land Development Code.

3. Quasi-judicial matters that the Commission reviews are defined in Chapter 10 of the Charter and in the City's Land Development Code. "Ex parte" contacts are communications regarding a matter pending before the Commission between interested parties (including the public) and Commission members outside of a public hearing. Ex parte contacts can occur through conversations, phone calls, e-mails, text messages, social media and internet posts, letters, and listening to communications. Ex parte communications affect the fairness of quasi-judicial proceedings and are prohibited because the remainder of the Commission and any interested parties are not aware of the communications and do not have an opportunity to respond.

4. All Commission members will take reasonable precautions to avoid and prevent ex-parte communication with any interested party, its representatives, other Commission members, and members of the public regarding quasi-judicial matters that are pending, or are likely to come before the Commission.

5. All Commission members will refrain from any activity which could give the perception of an improper ex-parte communication with an interested party or with any representative of any interested party regarding a quasi-judicial matter pending, or likely to come before the Commission.

6. All Commission members should avoid visiting properties, other than a cursory drive-by visit to orient themselves to the property, that are the subject of a matter pending before the Commission.

7. If any Commission member receives or engages in ex-parte communications regarding a matter which is before the Commission, or visits a property that is the subject of a matter pending before the Commission (other than a cursory drive-by visit), the Commission member will disclose the fact and substance of the communication before the hearing is opened. After disclosure, the Commission member may participate in the hearing and vote on any action if the Commission concludes that the communication will not prevent that Commission member from participating and voting thereon in an unbiased manner. If the Commission member concludes that the ex-parte communication may prevent them from voting in an unbiased manner, they will excuse themselves and will not participate in the discussion or vote in the proceeding.

8. If an interested party or member of the public approaches any Commission member to discuss a pending quasi-judicial matter, Commission members will advise the person that the member can only consider information presented at the public hearing and encourage the person to raise the comments in the public hearing.

**I. Policy & Legislative Matters.**

1. Policy-making and legislative matters deal with prospective permanent or general matters having broad application. This includes (without limitation) comprehensive or neighborhood plans, urban renewal plans, and legislation, such as the Land Development Code.

2. In carrying out policy-making and legislative functions, the Commission should seek broad public involvement and input in the process and keep its activities and deliberations open and inclusive.

**J. Conduct.**

The City and its Council expect all Commission members to conduct themselves in a fair and honorable manner and in accordance with the current Charter, CCRMC, Policy, the bylaws, and other resolutions of the City. All Commission members will demonstrate respect for each other, City staff, and the public.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF COMMERCE  
CITY, COLORADO, AND EFFECTIVE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
By: \_\_\_\_\_, Chairperson