



City of  
**Wheat Ridge**  
**PLANNING COMMISSION**  
**Minutes of Meeting**  
**February 17, 2022**

**1. CALL THE MEETING TO ORDER**

The meeting was called to order by Chair LARSON at 7:01 p.m. This meeting was held virtually, using Zoom video-teleconferencing technology. As duly announced and publicly noticed, the City previously approved this meeting format in order to continue with normal business amid the COVID-19 pandemic and the related public emergency orders promulgated by the State of Colorado and the Wheat Ridge City Council. Before calling the meeting to order, the Chair stated the rules and procedures necessitated by this virtual meeting format.

**2. ROLL CALL OF MEMBERS**

Commission Members Present:      Melissa Antol  
   Kristine Disney  
   Will Kerns  
   Daniel Larson  
   Janet Leo  
   Jahi Simbai

Commission Members Absent:      None

Staff Members Present:              Lauren Mikulak, Planning Manager  
   Stephanie Stevens, Senior Planner  
   Rocky Macsalka, Civil Engineer II  
   Tammy Odean, Recording Secretary

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVE ORDER OF THE AGENDA**

**It was moved by Commissioner ANTOL and seconded by Commissioner LEO to approve the order of the agenda. Motion carried 6-0.**

**5. APPROVAL OF MINUTES – January 20, 2022**

**It was moved by Commissioner DISNEY and seconded by Commissioner KERNs to approve the minutes of January 20, 2022, as written. Motion carried 5-0-1 with Commissioner LEO abstaining.**

6. **PUBLIC FORUM** (This is the time for any person to speak on any subject not appearing on the agenda.)

No one wished to speak at this time.

7. **PUBLIC HEARING**

- A. Case No. WZ-21-13:** an application filed by Life Time, Inc. for approval of a Specific Development Plan (SDP) for a property zoned Planned Mixed-Use Development (PMUD) and located at 3501 Clear Creek Drive.

Ms. Stevens gave a short presentation regarding the Specific Development Plan (SDP) and the application. She entered into the record the contents of the case file, packet materials, the zoning ordinance, and the contents of the digital presentation. She stated the public notice and posting requirements have been met, therefore the Planning Commission has jurisdiction to hear this case.

**David Modrow, Applicant**  
**4317 Blenheim Cir., Minnetonka, MN**

Mr. Modrow gave a brief presentation regarding history of Life Time and the Specific Development Plan applied for.

Commissioner ANTOL asked if there are any renderings of the amenity deck to show how it interfaces with the surrounding neighbors and if there will be connectivity from the neighborhood.

Mr. Modrow explained that the trail sits about 15 feet below the amenity deck and the neighborhood is approximately 25 feet above the amenity deck but there is a large landscape buffer. Ms. Stevens added that the trail on the southwest side of the property that comes from the Coors Pond will be formalized to allow pedestrian connectivity. Ms. Mikulak also mentioned there is a break in the fence at 33<sup>rd</sup> for the neighbors to walk through and that will remain.

Commissioner ANTOL asked if there was any neighborhood feedback with regards to this application.

Mr. Modrow explained Life Time did some neighborhood outreach and the building did shift about 20 feet to the north along with the amenity deck which allowed for some natural separation. He also mentioned that the drive aisle through the parking lot was moved to the east as well.

Commissioner KERNS asked if there would be ADA accessibility to the trail and why there are stairs.

Mr. Modrow stated that the City and the Life Time team worked together to provide a direct connection to the trail from their site, but due to challenging grades, the accessible route will need to be carried off-site to the north. Ms. Mikulak explained that the trail is a part of the development as a whole and will be built all at once by Evergreen so direct and accessible connections are being considered through the entire trail system.

Commissioner KERNS also asked why the parking lot is so large.

Mr. Modrow said it was designed in part due to code and traffic studies. Parking is based on membership projections and employee parking as well.

Commissioner SIMBAI asked what periodic inspections of grading means.

Ms. Stevens explained that periodic inspections of the grading will be done before the landscaping and irrigation gets installed to monitor the situation and make sure there are no steeper slopes than what is allowed by code.

Commissioner SIMBAI inquired how the pandemic has been taken into account for this Life Time site being a large facility.

Mr. Modrow explained that in 25 years Life Time has never closed a facility and took action to mitigate closing through the pandemic and have come out in a great position.

In response to a question from Commissioners SIMBAI and LEO, Mr. Modrow explained Life Time's different membership levels starting at \$129, including group classes and amenities. He added that most memberships are monthly but there can also be single day passes as well and the spa and café are open to the public. He also mentioned that Life Time has a great property intel team to make sure this is a good location for memberships.

Commissioner LARSON mentioned there are 18 other gyms within a 5-mile radius and asked if there is any concern for market saturation.

Mr. Modrow said competition can't be avoided and Life Time has carved out a niche in high end resorts and country club atmosphere and it is not a concern.

Commissioner LARSON also inquired if the contours flow downhill from south to north with some flat areas being created.

Mr. Modrow agreed and added that storm water will be dispersed in one or two ways; the first will take storm water around Coors Pond and the second uses

internal storm drains that will take storm water to the northeast quadrant of Clear Creek Drive.

### **Public Comment**

**Tyler Carlson**  
**1873 S. Bellaire St. Ste. 1200, Denver**

Mr. Carlson is the managing partner of Evergreen Development and expressed his full support for Life Time and worked with the team to get the site design done right. He believes there is a good balance to make Life Time successful and will enjoy the partnership.

Commissioner LARSON closed the Public Comment.

Commissioner DISNEY said she is very much in favor of this development and is excited to see Life Time at Clear Creek Crossing. She added she likes the proximity to I-70 and believes people will come from other communities to use the facility.

Commissioner ANTOL aligns herself with Commissioner DISNEY and believes this facility will add to the quality of life in the community. She also likes the use of topography and the trail system on this site.

Commissioner KERNS thinks Life Time looks like a tremendous facility and will be an asset to the community.

Commissioner SIMBAI echoes fellow commissioners and likes the public options.

Commissioner LEO believes Life Time will fit well into the Clear Creek Crossing area.

Commissioner LARSON very much supports this project and looks forward to the finished product. He added that Life Time will be a viable anchor to Clear Creek Crossing.

**It was moved by Commissioner ANTOL and seconded by Commissioner DISNEY to APPROVE Case No. WZ-21-13, a request for approval of a Specific Development Plan for a Life Time fitness facility on property located at 3501 Clear Creek Drive within Planning Area's 5 and 6 of the Clear Creek Crossing Planned Mixed Use Development, for the following reasons:**

- 1. The specific development plan is consistent with the purpose of a planned development, as stated in Section 26-301 of the Code of Laws.**
- 2. The specific development plan is consistent with the intent and purpose of the outline development plan.**

3. **The proposed uses are consistent with those approved by the outline development plan.**
4. **All responding agencies have indicated they can serve the property with improvements installed at the developer's expense.**
5. **The specific development plan is in substantial compliance with the applicable standards set forth in the outline development plan and with the City's adopted design manuals.**

**With the following conditions:**

1. **Staff to verify consistency between the SDP and plat prior to recording.**
2. **Periodic inspections of grading shall be required during construction to ensure a rolling hill effect is achieved. If determined by Engineering as a need during inspections, stacked boulders or similar shall be incorporated to avoid steep slopes.**

**Motion approved 6-0.**

## **8. NEW BUSINESS**

### **1. Upcoming Dates**

- a) Ms. Mikulak announced that Board and Commissions appointments will be decided on at City Council on February 28.
- b) Ms. Mikulak mentioned the next Planning Commission meeting will be held on March 3.

### **2. Project and Development Updates**

Ms. Mikulak let the commissioners know that the 44<sup>th</sup> Avenue Subarea Plan has officially begun, and the first public meeting will be held at the Wheat Ridge Recreation Center on February 23 4:30-6:30 p.m. She also mentioned the new vehicle charging stations at the Rec Center and City Hall with a cost of \$1/hour to charge.

Ms. Mikulak also thanked Commissioner SIMBAI for his service to the Planning Commission because tonight is his last meeting.

In response to a question from Commissioner LARSON about a possible development at 54<sup>th</sup> Avenue and Miller Street, Ms. Mikulak explained that at a study session about a month ago, Foothills Regional Housing made a request for the City's allocation of Private Activity Bonds which is a financing tool for affordable housing. In the letter they mentioned two development project they could potentially use the bonds for. She reiterated that there is no specific plan in the works currently.

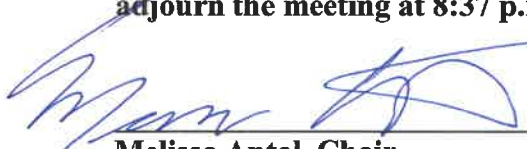
Commissioner LARSON also asked about the land at 46<sup>th</sup> Avenue and Kipling Street. Ms. Mikulak said staff is in the process of a subdivision to create developable lots and an east/west public street. Planning Commission will see the subdivision at a later date.

In response to a question from Commissioner LEO about the Gold's Marketplace tenants, Ms. Mikulak mentioned that there will be a coffee shop, ice cream store, bowling alley brew pub and an Illegal Pete's.

**9. OLD BUSINESS**

**10. ADJOURNMENT**

**It was moved by Commissioner DISNEY and seconded by Commissioner LEO to adjourn the meeting at 8:37 p.m. Motion carried 6-0.**

  
Melissa Antol, Chair  
Tammy Odean, Recording Secretary