PLANNING COMMISSION
Minutes of Meeting
December 1, 2022

1. CALL THE MEETING TO ORDER

The meeting was called to order by Chair ANTOL at 6:32 p.m. This meeting was held in person and 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 (arrived at 6:36 p.m.) Daniel Larson Janet Leo Jonathan Schelke Julianne Stern
Commission Members Absent:	Jerry DiTullio
Staff Members Present:	Stephanie Stevens, Senior Planner Alayna Olivas-Loera, Planner I Tammy Odean, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

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

5. APPROVAL OF MINUTES – November 3, 2022

It was moved by Commissioner LARSON and seconded by Commissioner STERN to approve the minutes of November 3, 2022, as written. Motion carried 4-0-3 with Commissioner DISNEY, KERNS and 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. MS-22-05:** an application filed by Frank Zwolinski for approval of a minor subdivision to replat 5 lots into 2 lots on property zoned Residential-Three (R-3) and located at 2812 and 2838 Depew Street.

Ms. Olivas-Loera gave a short presentation regarding the minor subdivision 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.

Commissioner STERN inquired if the new lot lines will run through the existing structures.

Ms. Olivas-Loera explained that the existing structures will be demolished for new homes and Ms. Stevens added the new structures will follow setbacks.

Commissioner LARSON asked when the property to the north was replatted.

Ms. Olivas-Loera said the property was replatted around 2019.

Commissioner LARSON also inquired if there will be one owner for the 5 lots.

Ms. Olivas-Loera confirmed there will only be one owner.

In response to a question from Commissioner LARSON regarding the rear alley, Ms. Stevens described the alley as prescriptive right-of-way (ROW) in an easement that will be formally dedicated as ROW by this plat, like the property to the north.

Commissioner Larson then asked what public improvements will be done to the property.

Ms. Olivas-Loera explained the applicant will not have to install any improvements but will be paying fees for sidewalks, curb and gutter. Ms. Stevens added the current sidewalk is substandard at 2 feet so the fees in-lieu will get the sidewalk to 5 feet.

Commissioner SCHELKE commented that he liked the historic plat in the report.

Public Comment

No one wished to speak at this time.

Commissioner LARSON said this proposal seems appropriate for this property.

It was moved by Commissioner KERNS and seconded by Commissioner DISNEY to APPROVE Case No. MS-22-05, a request for approval of a minor subdivision to replat five lots into two lots on property zoned Residential-Three (R-3) and located at 2812 and 2838 Depew Street, for the following reasons:

1. **All agencies can provide services to the property with improvements installed at the developer's expense.**
2. **The requirements of Article IV of the zoning and development code have been met.**

With the following conditions:

1. **Fees in lieu of public improvements shall be provided at time of plat recordation.**

8. OLD BUSINESS

9. NEW BUSINESS

A. 44th Avenue Subarea Plan Recommendations

Ms. Stevens gave a brief introduction to the 44th Avenue Subarea Plan and introduced Mark De La Torre the Planning Consultant.

Mark De La Torre, MIG Planning Consultant
4345 Brentwood, Wheat Ridge

Mr. De La Torre gave a presentation explaining the 44th Avenue Subarea Plan recommendations.

Commissioners DISNEY and STERN were happy to see there are plans to spruce up the truck stop/travel center area and also wondered what the impact of the truck stop/travel center has on the City's sales tax base.

Mr. De La Torre confirmed the truck stop/travel center is a revenue generator in the City which is important, and Ms. Stevens added there will be a separate economic analysis done and there will be communication with property owners about their long-term plans.

Commissioner STERN also commented on the mixed-use node, and she likes the idea of 2 major corridors and would like to see a push on urban design standards to give a more walkable pedestrian-oriented feel and is also excited about the family-focused activity center at Anderson Park

Commissioner KERNS mentioned he is in-favor of less impervious area and the need for more trees on the 44th Avenue corridor. He added he likes the streetscape design with the wide sidewalk on the south side of 44th Avenue and the buffer zone on the north edge.

In response to multiple questions regarding bike lanes on 44th Avenue, Ms. Stevens and Mr. De La Torre clarified that the southern sidewalk, because of its width, is intended to be a multi-use/bike path and there will be connectivity to the Clear Creek Trail as well. He also mentioned there is no intent for on-street bike lanes on 44th. Ms. Stevens added that staff can take a deeper look at the Bike/Ped Master Plan, but a multi-use path is supported by the Bike/Ped Master Plan and Jefferson County Open Space trails plan.

Commissioner LARSON talked about keeping 44th Avenue as a commercial base as it historically has been and finding a commercial anchor on 44th Avenue and Field Street.

Commissioner DISNEY inquired why the truck driving school is closer to I-70 but still a part of the 44th Avenue Subarea Plan.

Mr. De La Torre explained there is a lot of connectivity to 44th Avenue and the boundaries of the plan extend from I-70 to Clear Creek, so there is a larger geographic area included beyond the 44th Avenue corridor.

Commissioner STERN mentioned there are a lot of community members who are passionate about the urban fabric in neighborhoods. She wanted to draw the connection of enhancing the commercial character of the corridor and greater density and how they go hand in hand.

Commissioner STERN stated that she feels the plan misses the opportunity to connect Anderson Park to Wadsworth Blvd. in a safe way to get around town.

Mr. De La Torre mentioned it will be addressed in the strategy plan.

Commissioner LARSON asked for more explanation on the northwestern loop.

Mr. De La Torre explained it will involve the I-70 Frontage Road and there will be a wayfinding component with a new cross-section accommodating pedestrian and vehicular movement.

In response to a question from Commissioner ANTOL about why the subarea plan is only looking at curb to curb on 44th Avenue, Ms. Stevens mentioned 44th Ave was improved within the last 10 years and is going to continue as a 4-lane street but could look into it further. Mr. De La Torre added that traffic volumes on 44th Avenue brings community opposition, and the speeds of the vehicles cause concern with regards to pedestrian safety.

There continued to be discussion back and forth about possible bike lanes on 44th Avenue and the pros and cons. There was also discussion about traffic slowing/calming with possible roundabouts and islands.

Commissioner ANTOL asked if there is an action plan moving forward.

Mr. De La Torre said the next big stage is an implementation strategy and ranking financial magnitude and a prioritization of phasing.

Commissioners DISNEY, STERN, KERN and LARSON complemented staff and MIG and hope the community appreciated the work that has been done.

B. Upcoming Dates

Ms. Stevens mentioned there will be no December 15 meeting, but possible cases to be heard in January and February.

C. Project and Development Updates

Ms. Stevens mentioned the Boards and Commissions gift for those who did not attend the Board and Commissions dinner.

Let's Talk is currently in Paramount Park and a survey currently live.

Mestizo Brewing just received their CO and Esther's at Gold's Marketplace is opening soon as well.

Commissioner KERNS inquired about snow plowing on 38th Avenue. Ms. Stevens said staff can follow-up.

There was then discussion of the ex-Lucky's space as maybe a temporary art space.

10. ADJOURNMENT

It was moved by Commissioner STERN and seconded by Commissioner SCHELKE to adjourn the meeting at 8:26 p.m. Motion carried 7-0.

Melissa Antol, Chair

Tammy Odean, Recording Secretary