



PLANNING COMMISSION

Minutes of Meeting

August 17, 2023

1. CALL THE MEETING TO ORDER

The meeting was called to order by Chair DITULLIO at 6:33 p.m. This meeting was held in person and virtually, using Zoom video-teleconferencing technology.

2. ROLL CALL OF MEMBERS

Commission Members Present: Kristine Disney
Jerry DiTullio
Will Kerns
Daniel Larson
Janet Leo
Patrick Quinn
Julianne Stern

Commission Members Absent: Jonathan Schelke

Staff Members Present: Jana Easley, Planning Manager
Scott Cutler, Senior Planner
Alayna Olivas-Loera, Planner II
Tammy Odean, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

It was moved by consensus to approve the order of the agenda as written.

5. APPROVAL OF MINUTES – July 20, 2023

It was moved by Commissioner Quinn and seconded by Commissioner LEO to approve the minutes of July 20, 2023, as written. Motion carried 6-0-1 with Commissioner DISNEY 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-23-06:** an application filed by the City of Wheat Ridge for approval of a zone change from Commercial-One (C-1) to mixed use-Commercial (MU-C) for the property located at 7575 West 44th Avenue.

Chair DITULLIO opened the public hearing.

Ms. Olivas-Loera gave a short presentation regarding the zone change 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 LARSON inquired if the City still owns the property in question and if there are any development plans.

Ms. Olivas-Loera confirmed that the City does currently own the land. City Council approved a land transfer to Foothills Regional Housing on August 14, Ms. Easley added the closing for the transfer of land will happen at a later date. Ms. Olivas reminded the commission that staff has not seen any development plans yet and that will be a part of next steps, but the intent is to expand the Ives Development.

Commissioner LARSON expressed concern about the neighboring business and its flammable materials close being close to residential living and hope it gets addressed.

There was some discussion about parking on the site due to concerns of parking reduction for affordable housing from Commissioner DITULLIO.

Public Comment

Eric Heinecke
4495 Vance Street

Mr. Heinecke asked if there have been any adverse effect studies done yet.

Ms. Olivas-Loera confirmed there have not and that required studies will be reviewed as part of the site plan review.

Chair DITULLIO closed public comment.

Chair DITULLIO closed the public hearing.

It was moved by Commissioner DISNEY and seconded by Commissioner LEO to recommend APPROVAL of Case No. WZ-23-06, a request for

approval of a zone change from Commercial-One (C-1) to Mixed Use-Commercial (MU-C) for property located at 7575 W. 44th Avenue for the following reasons:

- 1. The proposed zone change will promote the public health, safety, or welfare of the community and does not result in an adverse effect on the surrounding area.**
- 2. Utility infrastructure adequately services the property.**
- 3. The proposed zone change is consistent with the goals and objectives of the City's Comprehensive Plan and consistent with the character of Wadsworth Boulevard.**
- 4. The zone change will provide additional opportunity for reinvestment in the area. The criteria used to evaluate a zone change supports the request.**

Motion carried 6-1 with Commissioner DITULLIO voting against.

- B. Case No. ZOA-23-08:** An ordinance amending Chapter 2 and Chapter 26 of the Wheat Ridge Code of Laws, concerning the City's subdivision review requirements.

Chair DITULLIO opened the public hearing.

Mr. Cutler gave a short presentation regarding the ordinance.

In response to questions from Commissioners DISNEY and QUINN, Mr. Cutler explained that Type I would encompass any subdivision that is not requesting a variance or right-of-way vacation and is no longer correlated to the number of lots in a subdivision. He added that the proposal is to make the review process for Type I subdivisions administrative (approval by Community Development Director) if the minimum standards are met. He also confirmed there will be public noticing if the property being subdivided is larger than 2 acres.

Commissioner LARSON asked for an example of a waiver of variance.

Mr. Cutler explained that one type of variance for a subdivision would be lot width or the maximum length of a cul-de-sac. He added that the review criteria for variances are very strict and not always approvable.

Commissioner LARSON had some concerns about communication to the public and whether subdivision notices would be sent as letters or postcards. He wanted to ensure the community is aware it is not junk mail.

In response to a question from Commissioner DITULLIO, Mr. Cutler confirmed that setback variances are not included in the subdivision requirements.

Public Comment

No one wished to speak at this time.

Chair DIULLIO closed the public hearing.

It was moved by Commissioner QUINN and seconded by Commissioner KERNS to recommend APPROVAL of the proposed ordinance amending Chapter 2 and Chapter 26 of the Wheat Ridge Code of Laws, concerning the City's subdivision and development review requirements.

Motion carried 7-0.

- C. Case No. ZOA-23-09:** An ordinance amending section 11-561, 11-566 and 26-114 of the Wheat Ridge Code of Laws, concerning the City Hotel Licensing Program, in response to the City Council's mandatory period review of the program.

Chair DITULLIO opened the public hearing.

Ms. Easley gave a short presentation regarding the ordinance.

Commissioner LARSON inquired if there are any hotels that are not in C-1, C-2, and Industrial zone districts with a Special Use Permit (SUP).

Ms. Easley confirmed there is one hotel with a SUP in in the C-1 zone district. Mr. Cutler added that the Hampton Inn at Clear Creek Crossing is in a mixed use district, is under construction, and will allow extended stay.

Chair DITULLIO closed the public hearing.

It was moved by Commissioner LARSON and seconded by Commissioner DISNEY to recommend APPROVAL of a code amendment modifying Chapter 26 of the Wheat Ridge Code of Laws concerning special use permits for hotels.

Motion carried 7-0

8. NEW BUSINESS

A. Upcoming Dates

Ms. Easley reminded the Commission about the Boards and Commissions BBQ on Aug 30 at 5:30pm. She also mentioned the Let's Talk N I-70 and Crown Hill surveys are open until Sept. 8, and that there is an open house on Aug. 31 from

4:30-6:30pm. Ms. Odean added there will be no Planning Commission Meeting on September 7, but one possible on September 21.

B. Comprehensive Plan Update

Ms. Easley gave a brief explanation about the Comprehensive Plan Update. She mentioned staff is currently working on the RFP which will go out around the end of August. The effort will include a continuation of the Let's Talk neighborhood outreach which will give staff a good base to start with. She added there will be multiple elements to the Comprehensive Plan and document creation will take approximately 15 months, starting Spring of 2024, and adoption being late in the summer of 2025. Ms. Easley let the Commissioners know there will be at least two study sessions for them throughout the process and there will be more details to follow.

Commissioner LARSON inquired about the project map.

Mr. Cutler explained the objective is to get a public facing map onto the website which will give project updates when a property is clicked on.

C. Project and Development Updates

In response to a question from Commissioner LARSON, Mr. Cutler confirmed the 44th Avenue Subarea Plan has been approved and currently there is nothing new to report.


Ms. Easley mentioned that the City and CDOT are about a year out on completion of the Wadsworth construction. She also mentioned that the Youngfield beautification from 30th Avenue to 40th Avenue is in the preliminary design phase. Finally, she let the Commission know that the building permit for Hampton Inn at Clear Creek Crossing has been issued, the new hospital is about a year away from opening, and the Parallel Apartments have received their CO.

9. OLD BUSINESS

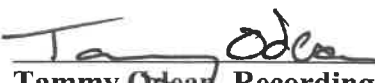
Ms. Easley noted that Commissioner DITULLIO mentioned he would like to see some of the study sessions be joint with City Council.

10. ADJOURNMENT

It was moved by Commissioner QUINN and seconded by Commissioner STERN to adjourn the meeting at 7:52 p.m. Motion carried 6-0.



Jerry DiTullio, Chair



Tammy Odean, Recording Secretary