PLANNING COMMISSION
Minutes of Meeting
January 20, 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 Jahi Simbai
Commission Members Absent:	Janet Leo
Staff Members Present:	Lauren Mikulak, Planning Manager Scott Cutler, 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 DISNEY and seconded by Commissioner KERNS to approve the order of the agenda. Motion carried 5-0.

5. APPROVAL OF MINUTES – December 16, 2021

It was moved by Commissioner ANTOL and seconded by Commissioner DISNEY to approve the minutes of December 16, 2021, as written. Motion carried 4-0-1 with Commissioner SIMBAI 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-21-06:** an application filed by Dutch Bros. for approval of a Specific Development Plan (SDP) for a drive-thru coffee shop for the property located at 3478 Clear Creek Drive.

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

Reilly Rosbotham, Barghausen Consulting Engineers
18215 72nd Ave South, Kent WA

Mr. Rosbotham gave a brief presentation regarding Dutch Bros. drive-thru coffee shop.

Commissioner ANTOL asked if the entrance and exit access is through the Kum & Go site.

Ms. Mikulak confirmed this to be true.

Commissioner LARSON asked if Kum & Go had been consulted regarding Dutch Bros. SDP.

Mr. Rosbotham confirmed they had been consulted and there were no objections.

Commissioner LARSON asked where the solid waste would be disposed of.

Mr. Rosbotham mentioned the solid waste containers will be on the southeast corner of the site, adjacent to the Kum & Go containers.

Commissioner LARSON asked if there will be light spillage onto I-70.

Mr. Rosbotham said there will be very little light spillage on to the highway. Mr. Cutler added that the City does not allow light to have excessive glare and they will be downcast.

Commissioner LARSON also inquired about the water detention on the northwest corner of the Dutch Bros. site and asked if Kum & Go's runoff will also go to the same detention area.

Josh Harlan, Barghausen Consulting Engineers
18215 72nd Ave South, Kent WA

Mr. Harlan clarified that the Dutch Bros. site has been designed to be hydraulically isolated from the Kum & Go site and the water for Kum & Go is designed to be contained on their site.

Commissioner LARSON asked where the water from the paved surfaces will go.

Mr. Harlan explained it will be collected then piped off the site to the public drainage infrastructure—the storm sewer in the street.

In response to a question from Commissioner LARSON about traffic flow, Mr. Rosbotham explained that there will be directional signage and ground painting.

Commissioner KERNS noticed that the crosswalk striping for Dutch Bros. is different than Kum & Go's and asked if could be consistent.

Nick Wecker, Barghausen Consulting Engineers
18215 72nd Ave South, Kent WA

Mr. Wecker said it is possible to match the Kum & Go striping for the pedestrian crosswalks and make them compatible.

Commissioner DISNEY asked if the business model for Dutch Bros. is to be strictly drive-thru.

Mr. Rosbotham confirmed it is Dutch Bros. business model to be predominantly drive-thru and the building was positioned in its location on the site to maximize stacking of vehicles. He added, the building was also located in this location due to site grading.

Public Comment

No one wished to speak at this time.

Commissioner DISNEY likes the landscaping that is being planned for this development.

Commissioner ANTOL thinks this an appropriate business for this area. She added that she likes the cross-property access reducing the number of driveways.

Commissioner SIMBAI is aware Dutch Bros. is popular and there can be some traffic issues but is supportive of this SDP.

Commissioner KERNS agrees this is a perfect site but thinks the access lanes for vehicular flows should be a bit larger. He added this business will be popular and is excited about it.

Commissioner LARSON agrees with all comments and believes Dutch Bros. will be an asset to the City of Wheat Ridge.

It was moved by Commissioner SIMBAI and seconded by Commissioner ANTOL to approve WZ-21-06 a request for approval of a Specific Development Plan for a drive-thru coffee shop on property located at 3478 Clear Creek Drive within Planning Area 4 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.**

Motion approved 5-0

8. OLD BUSINESS

9. NEW BUSINESS

A. Resolution 01-2022

Ms. Mikulak gave a brief explanation of this resolution and the posting area for meetings.

Commissioner SIMBAI asked if the pronoun used in the resolution referencing the designee can be changed from "his" to "their." Ms. Mikulak confirmed it could, and there was agreement on the change.

It was moved by Commissioner DISNEY and seconded by Commissioner SIMBAI to approve Resolution No. 01-2022, a resolution establishing a

designated public place for the posting of meeting notices as required by the Colorado Open Meetings Law.

Motion approved 5-0.

B. Upcoming Dates

Commissioner LARSON announced 2 vacant Planning Commission seats and encourage anyone from District I & II to apply.

Ms. Mikulak mentioned there will be no February 3 meeting, but possibly the February 17 will be held.

C. Project and Development Updates

Ms. Mikulak gave a project update on the 44th Avenue Subarea Plan and asked members of the community to visit the What's Up Wheat Ridge website to participate in activities in about a month. She also mentioned that Gold's Marketplace at 26th Avenue and Kipling Street will have some new tenants including Illegal Pete's, a running store, coffee shop and brewery.

Ms. Mikulak also gave an update to the Lutheran Master Plan and its historical assets, including the Chapel, Blue House and tuberculosis tent. She mentioned that City Council approved a resolution to formalize the City's recognition of the structures and formally urging future buyers to make a good faith effort to explore preservation and re-use options for the structures. Commissioner ANTOL asked if the historic structures are register as historic. Ms. Mikulak confirmed they are not on any historic register in the state. She added that Lutheran's property is not on the market yet and provided an update on the West Pines facility which will be moving to another location once a new facility is built.

Commissioner DISNEY asked if the trees that have been taken out for the Wadsworth Widening Project will be replaced. Ms. Mikulak confirmed the future design includes landscaping and the City will maintain the landscaping.

Commissioner LARSON asked Ms. Mikulak to comment on the Storybuilt site at 38th Avenue and Eaton St. She confirmed the City is in the process of approving a 2nd phase to the west of phase I which will increase the townhome count to 55 if approved. Commissioner Disney heard there was a meeting that Storybuilt had with the community, and it didn't go well. Ms. Mikulak couldn't speak to it because it was not staffed by the City; the applicant had been encouraged to meet with neighbors to discuss possible construction issues.

10. ADJOURNMENT

It was moved by Commissioner DISNEY and seconded by Commissioner KERNS to adjourn the meeting at 8:00 p.m. Motion approved 5-0.

Dan Larson, Chair

Tammy Odean, Recording Secretary