



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
JUNE 21, 2022

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. **CALLED MEETING TO ORDER– By Michael P. Griffith at 6:19 P.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

Those present: Michael P. Griffith, Andrew Gay, Tim Knapp, Brandon Figliolino, Steve Hannan

THOSE ABSENT

Magee, Aljinovich

Mr. Griffith moved to excuse Magee and Aljinovich

Those voting No:

Those voting Yes: Griffith, Gay, Knapp, Figliolino, Hannan

Those absent: Magee, Aljinovich

Motion Carried: 5-0

ALSO PRESENT: Ryan Stachelski, Director of Community and Economic Development; Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney; Abigail Ogg, Recording Secretary.

4. **APPROVAL OF MINUTES**

June 7, 2022. The minutes stand approved as corrected.

The commission discussed the possibility of keeping minutes more detailed.

Ms. Grogg suggested further discussion of minute procedure.

5. **GENERAL BUSINESS**

None

6. **REPORTS**

None

7. PUBLIC COMMENT

There was no one wishing to speak. Public Comment was closed.

8. PUBLIC HEARINGS

LDC2022-0001 An Ordinance Amending the Land Development Code, of the Arvada City Code.

Mr. Griffith opened the public hearing and entered into the record the corrected staff report dated June 21, 2022.

City of Arvada Staff gave a brief description of the proposed Land Development Code amendments.

The City of Arvada Attorney explained the additional amendment pertaining to murals and content review that was not mentioned at the workshop, along with 6-1-5-1A and 3-1-5-3-G1A grammatical corrections.

Mr. Griffith opened the hearing for comments from the public.

PUBLIC COMMENT

IN FAVOR

IN OPPOSITION

Richard Bohling, 14991 W. 70th Ave., stated his opposition, due to truck trip definitions and the rezoning of industrial areas. He also requested the analysis of the Comprehensive Plan.

Nancy Young, 7706 Robinson Way, stated her opposition due to truck trip/fleet definitions and heavy logistics centers, the use of the word multi modal and the longevity of public infrastructure.

Phil Lankford, 16878 W. 65th Circle stated his opposition due to the perceived urgency of the proposed changes and the definitions for industrial zoning.

Mike Rawluk, 18735 W. 59th Dr., stated his opposition due to fleet vehicle definition, traffic study requirements and process.

Mike Schweitzer, 14615 W. 62nd Place, stated his opposition due to the perceived urgency of the proposed changes, truck trip definitions and potential problems the changes could create.

Gina Hallisey, 14626 W. 68th Place, stated her opposition due to truck trip definitions, public infrastructure effects and perceived hastiness of changes.

STAFF REBUTTAL

Mr. Griffith closed public comment.

QUESTIONS FROM THE COMMISSION

Commissioner Hannan asked about the process for congruence of Comprehensive Plan and Land Development Code, along with the timing of the proposed changes.

Mr. Smetana explained that the new Land Development Code requirements were developed based upon the goals and policies of the Comprehensive Plan.

Commissioner Hannan asked how Arvada Industrial zoning, heavy truck and truck trips definitions compared to other metro areas and Colorado Department of Transportation.

Mr. Smetana stated there is no generic standard for heavy truck classification and truck trip definition. He also explained that many metropolitan cities do not have weight limits for heavy truck use in their zoning or land development codes.

Commissioner Gay asked what the procedure of defining truck classification and trips and how these were going to be enforced.

Mr. Smetana explained the City Council had previously discussed the appropriate number of truck trips and the fleet vehicle definition by using historical numbers and past impact to public infrastructure.

Commissioner Knapp asked about the right of entry by the Director along with the removal of violation fees on the Short Term Rental Ordinance

Ms. Grogg explained that local law enforcement/code enforcement would uphold the short-term rental regulations of the code and administer violations.

Commissioner Gay asked for specification of contract fleet vehicles and parking requirements.

Mr. Smetana explained that off-site parking for fleet vehicles is not allowed per the Land Development Code and would have to go through a Conditional Use approval process through the Planning Commission and City Council.

Commission Griffith asked what the process was for public input and the feedback provided.

Mr. Smetana stated the procedure for responding to public input and all of the public engagement that was included during this Land Development Code update and adoption process.

Commissioners Knapp and Griffith suggested to add language to Amendment 8-2-3-11J to allow the Planning Commission to hear an administratively approved Development Application if it is called up.

Commission Figliolino suggested a tracking process for Short Term Rentals and for long term housing. Short Term Rental tracking and effect on long term rental housing.-Figliolino

MOTION:

It was moved by Mr. Knapp, that an Ordinance Amending the Land Development Code of the Arvada City Code be recommended to City Council for approval. Subject to typographical errors, noted at the beginning of this hearing, those being found and expressed by the City Attorney in Amendments 6-1-5-1-A and 3-1-5-3-G1A This motion is based on the findings of fact and approval criteria on Page 2 & 3 of the staff report.

Mr. Knapp made a motion to amend the motion at issue by amending the language of the proposed 8-2-3-11-J to the Land Development Code to the following:

"1. Prior to the effective date of any decision by the director on a Track 1 application, any member of the City Council may move to call up the development application for consideration within 17 days of the Directors decision.

2.If the motion passes:

A. The application may be brought before the City Council as a public hearing as soon as practicable following the date on which the decision was made for review and consideration in accordance with the criteria provided in this Land Development Code. In which case the City Council shall have the authority to approve, approve with conditions, modify, or reverse the decision of the director, or

B. The City Council may refer the application back to the director for further consideration, or

C. Order it to be heard at the next available Planning Commission meeting for their recommendation prior to going before the City Council."

Figliolino stated his concerns for the developers timeline

Those voting Yes: Griffith, Hannan, Knapp, Gay, Figliolino

Those voting No:

Those absent: Aljinovich, Magee

The motion carried 5-0

Further discussion as to whether there are any other amendments to the motion presented by Mr. Knapp.

The commission made suggestions for other amendments to the proposed truck definition and truck trips per day.

Mr. Gay suggested further study of vehicle definition and trips per day.

Mr. Hannan stated his support of the vehicle and trip per day definition.

Mr. Knapp stated his support as well.

Mr. Griffith stated his opposition to the proposed definitions of truck trips and heavy vehicles.

Ms. Grogg stated that the Commission is an advisory board and the approval criteria for amending the LDC requires that the proposed amendment is consistent with the Comprehensive Plan. .

The commission discussed the amendment with the following concerns:

Mr. Griffith stated he would like to see the procedure and possibly more opportunity for Public input for the Comprehensive Plan. He also stated he would like to see a reduction in the number of allowed truck trips.

Mr. Gay stated his concern for the definition of fleet vehicles and heavy trucks.

It was moved by Mr. Griffith to amend the current motion as stated with the approved amendments to also include a threshold of 50 heavy truck trips per day or less to designate a light industry use and a threshold of above 50 heavy truck trips per day to designate a heavy logistic center.

Those voting Yes: Griffith, Knapp, Gay, Figliolino

Those voting No: Hannan

Those absent: Magee, Aljinovich

The motion carried 4-1

8. **OTHER ITEMS**

Cancellation of July 5, 2022 meeting

Mr. Griffith moved to cancel the July 5, 2022 meeting

Those voting Yes: Griffith, Hannan, Knapp, Gay, Figliolino

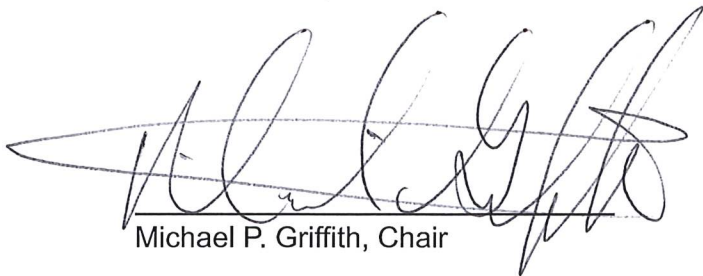
Those voting No:

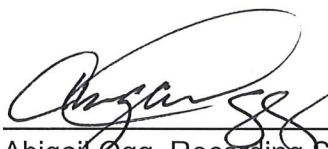
Those absent: Magee, Aljonovich

The motion carried 5-0

9. **ADJOURNED** at 8:44 P.M.



Tim Knapp, Secretary

Michael P. Griffith, Chair

Abigail Ogg, Recording Secretary

