



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
APRIL 19, 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 T. O Owens at 6:21 P.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

Those present: Michael P. Griffith, Andrew Gay, Tim Knapp, T.O Owens, Patricia Connell, Doug Magee, Steve Hannan

THOSE ABSENT

None

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

4. **APPROVAL OF MINUTES**

April 5, 2022. The minutes stand approved as printed.

5. **GENERAL BUSINESS**

None

6. **REPORTS**

None

7. **PUBLIC COMMENT**

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

8. **PUBLIC HEARINGS**

An Ordinance Annexing Certain Land Within the City of Arvada for 7850 Alkire St. a 2.5-acre Parcel of Land, approximately located at 7850 Alkire St.

An Ordinance zoning certain land in the City of Arvada for 7850 Alkire St. a 2.5-acre Parcel of land from Jefferson County P-D (Planned Development) to the City of Arvada RN-32.5 (Residential Neighborhood 32.5) and Amending the Official Zoning Maps of the City of Arvada, Colorado, generally located at 7850 Alkire St.

Mr. Owens opened the public hearing and asked staff if required documents were in order

Ms. Hoover entered into the record the staff report dated April 19, 2022, affidavit of Public Hearing Notice, and sign-posting log.

Mr. Owens asked staff for an introduction to the case.

Ms. Hoover explained the project and surrounding area.

Perry Vasquez, 7850 Alkire St., applicant, explained the reasoning for annexing and the request for city water and sewer service.

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

PUBLIC COMMENT

None.

IN FAVOR

None.

IN OPPOSITION

None.

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

APPLICANT REBUTTAL

Not necessary.

Mr. Owens closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Knapp asked staff to elaborate on the request for zoning of RN-32.5 as opposed to RA.

Ms. Hoover stated that the RN-32.5 is a low-density zoning and staff felt it would be a better fit for the future.

Mr. Knapp asked staff if the applicant will be required to pay the fees in lieu.

Ms. Hoover stated that they will be required to pay fees in lieu during the site plan process.

Mr Knapp asked the staff whether it was a City requirement for property to be within incorporated City limits in order for the property to receive City water and wastewater services.

Ms. Hoover stated it is strongly preferred for the applicant to annex into the city for water and wastewater.

Mr. Stachelski explained that the City is not entertaining policy to allow access to water and wastewater without annexing into the city. He stated the Utilities team would prefer properties to be on City wastewater due to possible impact of groundwater.

Mr. Gay asked staff if there would be a change in status to the access easement on the property.

Ms. Hoover stated that the easement is on property owned by Croke Canal and it is only used by the applicant for access. The status of this easement will not change as a result of this request.

MOTION:

It was moved by Ms. Connell that Annexing Certain Land Within the City of Arvada for 7850 Alkire St. a 2.5-acre Parcel of Land, approximately located at 7850 Alkire St., be recommended to City Council for approval subject to the condition stated in the staff report, Item 1 Page 5. This motion is based on the findings of fact and approval criteria on Page 4 of the staff report.

DISCUSSION OF MOTION

None

Those voting Yes: Knapp, Magee, Griffith, Owens, Connell, Gay, Hannan

Those voting No: None

Those absent: None

The motion carried 7-0.

MOTION:

It was moved by Ms. Connell that the zoning of certain land in the City of Arvada for 7850 Alkire St. a 2.5-acre Parcel of land from Jefferson County P-D (Planned Development) to the City of Arvada RN-32.5 (Residential Neighborhood 32.5) and Amending the Official Zoning Maps of the City of Arvada, Colorado, approximately located at 7850 Alkire St., be recommended to City Council for approval subject to the condition stated in the staff report, Item 1 Page 5. This motion is based on the findings of fact and approval criteria on Page 4 and 5 of the staff report.

DISCUSSION OF MOTION

Mr. Griffith stated he will be supporting the motion

Those voting Yes: Knapp, Magee, Griffith, Owens, Connel, Gay, Hannan

Those voting No: None
Those absent: None
The motion carried 7-0.

8. **OTHER ITEMS**

Mr. Smetana stated there is no meeting on May 3, 2022 however there will be a training on May 10, 2022 and a regular meeting on May 17, 2022.

Mr. Magee would like to propose a change in the bylaws from two meetings a month to one meeting a month and asked for staff recommendation.

Ms. Grogg stated that with the number of cases right now the request will need to be looked into to provide recommendations.

Mr. Stachelski asked what was preempting the request.

Mr. Magee stated the changes in the Land Development Code allow for more administrative approval opposed to the Planning Commission.

Mr. Hannan asked how one meeting a month would effect the new metric timelines on development applications.

Mr. Stachelski stated that there will need to be some research on the timeline and meeting schedule.

Mr. Magee thanked Chair Owens and Secretary Connell for their service to the Planning Commission.

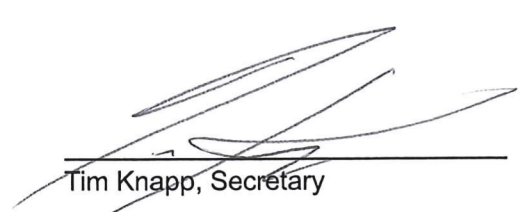
Mr. Owens stated his appreciation for Secretary Connell and her service to The City of Arvada. Recognizing over 500 cases that have come to the Planning Commission during her time. He also stated his appreciation of the entire Planning Commission and the staff.

Ms. Connell thanked staff and the Commission for their support throughout the years.

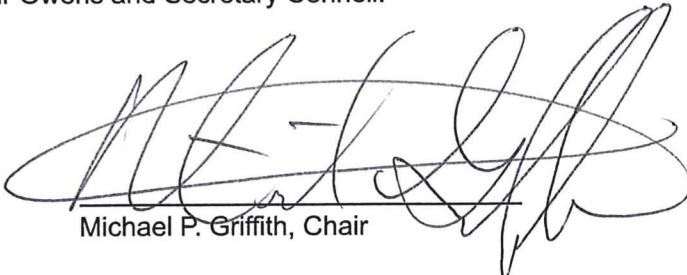
Mr. Griffith thanked Chair Owens and Secretary Connell for their guidance during their service to the Planning Commission.

Mr. Knapp also stated his thanks to both Chair Owens and Secretary Connell.

9. **ADJOURNED** at 6:57 P.M.



Tim Knapp, Secretary



Michael P. Griffith, Chair

A handwritten signature in black ink, appearing to read 'Abigail Ogg', is written over a horizontal line.

Abigail Ogg, Recording Secretary