CITY OF ARVADA

SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
May 7, 2024

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

1. **CALLED MEETING TO ORDER– By Doug Magee at 6:15 P.M.**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL OF MEMBERS**

Those present: Tom Aljinovich, Doug Magee, Steve Hannan,Tim Knapp, Brandon Figliolino, Andrew Gay

THOSE ABSENT

Michael P. Griffith

ALSO PRESENT: Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney; Linda Hoover, Sr. Planner; Shane Greenburg, Sr. Planner; Heidi Van Gieson, Development Tech; Dixielee Rodriguez, Recording Secretary.

Doug Magee made a motion to excuse Michael P. Griffith

Those voting Yes: Figliolino, Gay, Hannan, Ajinovich, Magee, Knapp
Those voting No:
Those absent: Griffith
The motion carried 6-0

4. **APPROVAL OF MINUTES**

January 16, 2024. The minutes had two corrections, was reprinted and stand approved as printed.

5. **GENERAL BUSINESS:** Agenda Item 5.A.

CP2024-0001 a Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E), C.R.S., as Amended be approved and recommended to City Council for Ratification.

MOTION

It was moved by Mr. Aljinovich that CP2024-0001 a Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E), C.R.S.,As Amended be approved and recommended to City Council for ratification this motion is based on finding of facts on page 1 of the Staff Report.

DISCUSSION OF MOTION

None

The Following votes were cast on the motion:

Those voting Yes: Figliolino, Gay, Hannan, Ajinovich, Magee, Knapp
Those voting No:
Those absent:Griffith
The motion carried: 6-0

6. REPORTS

None

7. PUBLIC COMMENT

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

8. PUBLIC HEARINGS

8.A. DA2024-0027 Arvada House Alternative Sign Program for a Mural Facade Treatment, located at 10175 W 58th Pl.

Mr. Magee opened the public hearing.

Mr. Magee asked if all of the required documents were in order.

Ms. Hoover stated that the publication, affidavit of mailing, and the posting log are all in order.

Mr. Magee asked if there were any corrections to the staff report.

Ms. Hoover stated that there were not.

Mr Magee stated the staff report, posting log and affidavit of mailing have been submitted and made part of the permanent record.

Mr. Magee asked Ms. Hoover to introduce the project.

Ms. Hoover introduced the project.

Jesus Bendezu - 517 Martin St Longmont, CO 80501. He stated that he is here on behalf of the Arvada House.The project is located in the triangle in between Kipling, Ralston and W 58th.

Zoning is Mixed Use -Urban and the lot area is almost 1 acre. The building area is almost 61,000 sq ft., is 6 stories in height and built in 1975, it is a fairly old building. The goal of the project is to refresh the aesthetic and extend the building's use. Project goals were to engage a local artist to create the art and use local inspiration. The Artist used Colorado wildflowers, Colorado skies and mountain ranges and the use of organic and geometric shapes as inspiration for the design. Color palette is all shades of blue.

PUBLIC COMMENT

N/A

IN FAVOR

N/A

IN OPPOSITION

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

APPLICANT REBUTTAL
N/A

QUESTIONS FROM THE COMMISSION

Mr. Knapp asked if there are any other multi level buildings that have a mural design at this time?

Ms. Hoover stated no

Mr. Knapp asked the applicant if the design being proposed is the one that was presented?

Mr. Bendezu stated that yes it was.

Mr. Knapp stated that he had read that no one showed up to the neighborhood meeting. He asked if we received any public comment?

Ms. Hoover stated that the city has not received any comments from any of the notices sent out.

Mr. Knapp asked Mr. Bendezu if he has done any other projects like this?

Mr. Bendezu stated that he has not.

Mr. Magee asked if the applicant incorporated any of the staff or residents in any of the planning?

Mr. Bendezu stated no, it was from the artist, the residents knew of it but did not give any input.

Mr. Hannan asked the staff about maintenance of this mural, are there any requirements?

Ms. Hoover stated no the city does not maintain this.

Mr Hannan asked if it will be on the part of the owners to keep it maintained?

Mr. Bendezu stated yes, that is correct.

Mr. Knapp asked if there was a way to ensure that the mural is maintained?

Rob Smetana stated that there is wording in the LDC in regards to sign maintenance that the City would be able to use since this is an Alternative Sign Program.

Mr. Knapp asked what would happen if the applicant did not comply?

Mr. Smetana stated that Code Enforcement would get involved.

MOTION FOR 8.A.

It was moved by Mr. Ajinovich That the Arvada House Alternative Sign Program for a Mural Facade Treatment approximately located at 10175 W 58th Pl, in the City of Arvada, Colorado be recommended to the Director for Approval.

This motion is based on the findings of fact and approval criteria on Page(s) 4 and 5 of the Staff Report.

DISCUSSION OF MOTION

Mr. Gay stated he is happy to see the thoughtfulness to improve the building.

Those voting Yes: Hannan, Ajinovich, Magee, Knapp, Figliolino, Gay
Those voting No:
Those absent: Griffith
The motion carried 6-0

8. PUBLIC HEARINGS - Continue

8.B. DA2023-0043 Four (4) Major Modifications for Indian Tree Golf Course Barn

1. **section 5-1-2-3B - Massing: A monolithic appearance when viewed from a street.**
2. **section 5-1-2-3C6 - Windows/Transparency: No windows on three facades.**
3. **section 5-1-2-3C8c - Roof Design: A continuous roof ridgeline greater than 35-feet long.**
4. **section 5-1-2-3C8d - Roof Design: No eave overhangs of at least one foot.**

Mr. Magee opened the public hearing.

Mr. Magee asked if all of the required documents were in order.

Mr. Greenburg stated that the publication and posting notice are all in order..

Mr Magee stated the staff report and posting log have been submitted and made part of the permanent record.

Mr. Magee asked Mr.Greenburg to introduce the project.

Mr. Greenburg introduced the project. Apex park and rec is seeking approval of a barn for golf cart storage on .16 acres of the Indian Tree Golf Course.

Applicant - Greg Proulx 12499 W Colfax Ave, Lakewood, and Tobias Strohe 6240 W 5th Place, Lakewood, CO.

Mr. Proulx stated that they are working on updating the site as the last time this was done was in the late 1990's. Project Site is approximately 600 ft off of Wadsworth, just west of the Parking lot.

Mr. Strohe stated that the building will have an open gable with a translucent material on the gable ends to allow natural light into the space. This is also to allow for future solar panels to be installed. This is why they are not using Dormers that the code would require. They are trying to have the building be contextual to the golf course environment. He stated that the building will fit well into the landscape.

Mr. Proulx stated that they have designed a new water and sanitary line that loops through the system. They are looking to maintain and not disturb the current golf course as much as possible, minimal disruption of trees. He stated that they will be removing 4 trees but planting 11 new trees equal to the diameter and caliber of the trees removed. They have looked at the lighting to make sure it does not disturb the neighbors. The two variances that they are looking for are asking for a slope of less than 1% and also using an oversized pipe to prepare for future development.

PUBLIC COMMENT

N/A

IN FAVOR

N/A

IN OPPOSITION

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

APPLICANT REBUTTAL

N/A

QUESTIONS FROM THE COMMISSION

Mr. Aljinovich asked what is currently being used as cart storage?

Mr Strohe stated that they are currently using a maintenance facility that is close to Wadsworth with a fence, but some of the carts are open to the elements.

Mr. Ajinovich asked if the current carts are acid base battery carts?

Mr. Strohe stated that they are fuel carts currently.

Mr. Aljinovich asked what is the plan if there is a spill?

Mr. Proulx stated that they are currently fuel, but that they are going to electric charged models. They will have a sand-oil separator for any runoff when cleaning the carts, so that it does not go into the storm system.

Mr. Ajinovich asked where the battery acid was going to be stored?

Mr. Proulx stated that he did not know that answer.

Mr. Smetana stated that any battery acid storage will be discussed in the building permit stage, right now we are just focusing on the exterior of the building.

Mr. Ajinovich asked if charging will occur in this building.

Mr. Proulx stated that yes, he believes that charging will occur inside this building.

Mr. Proulx stated that Mr. Strohe just made him aware that he believes it will be a Lithium Ion Battery, not Acid Based Battery.

Mr. Ajinovich asked if there were fire-retardant systems?

Mr. Proulx stated that yes, he believes there are and there is a dedicated sprinkler line for the building.

Mr. Aljinovich stated to be sure that they look at that if they go with Lithium batteries as they don't like water.

Mr. Gay asked about the fact that there are no windows in the building and whether that's related to safety, stated that they should add that to the reason for the modification- to deter theft.

Mr. Strohe stated that with it being a cart barn, they didn't want patrons looking at carts which can be unattractive.

Mr. Gay asked about the overhang major modification and how it affects drainage. Would this damage the foundation?

Mr Strohe stated they are going for simplicity of form, a contemporary form.

Mr. Knapp asked about the solar panels.

Mr. Strohe stated not that they will not be placed at this time but in the future.

Mr. Knapp asked if this would be a review for the PC or just staff?

Mr. Smetana stated that it would be an administrative decision. He also stated that there are regulations in the LDC that explain how and where they can be placed.

Mr. Knapp asked what kind of material is being used on the exterior?

Mr. Strohe stated that it would be CMU (Concrete Masonry Units) with Colored Pigment and different scales.

Mr. Knapp asked about the landscaping. Are they using the trees to obscure the building?

Mr. Proulx stated that they are using the landscape to provide additional shade, break up the facade and to establish a path of where the carts will go.

Mr. Magee asked about the solar panels, are there sky lights at the top of the gables right now?

Mr. Strohe stated that yes, they are skylights.

MOTION FOR 8.B.1

It was moved by Mr. Knapp The Major Modification for Indian Tree Golf Course Cart Barn section 5-1-2-3B - Massing: A monolithic appearance when viewed from a street be approved on this .7 acre parcel of land, generally located at 7555 Wadsworth Blvd., in the City of Arvada, to be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page 4 of the Staff Report.

DISCUSSION OF MOTION

Mr. Hannan stated that he is concerned about the lack of windows for something of this size.

Mr. Figliolino stated that this appears to be a massive building. If it was closer to a residential area, he would deny it. Asked if the applicant can think of other ways to add landscape around it.

Mr. Knapp concurs with his fellow commissioners. He feels that there could be some other way to break it up.

Those voting Yes: Hannan, Ajinovich, Magee, Knapp, Figliolino, Gay
Those voting No:
Those absent: Griffith
The motion carried 6-0

MOTION FOR 8.B.2

It was moved by Mr. Knapp The Major Modification for Indian Tree Golf Course Cart Barn section 5-1-2-3C6 - Windows/Transparency: No windows on three facades be approved on this .7 acre parcel of land, generally located at 7555 Wadsworth Blvd., in the City of Arvada, to be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page 4 of the Staff Report.

DISCUSSION OF MOTION
N/A

Those voting Yes: Hannan, Ajinovich, Magee, Knapp, Figliolino, Gay
Those voting No:
Those absent: Griffith
The motion carried 6-0

MOTION FOR 8.B.3

It was moved by Mr. Knapp The Major Modification for Indian Tree Golf Cart Barn section 5-1-2-3C8c - Roof Design: A continuous roof ridgeline greater than 35-feet long be approved on this .7 acre parcel of land, generally located at 7555 Wadsworth Blvd., in the City of Arvada, to be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page 4 of the Staff Report.

DISCUSSION OF MOTION

N/A

Those voting Yes: Hannan, Ajinovich, Magee, Knapp, Figliolino, Gay
Those voting No:
Those absent: Griffith
The motion carried 6-0

MOTION FOR 8.B.4

It was moved by Mr. Knapp The Major Modification for Indian Tree Golf Course Cart Barn section _5-1-2-3C8d - Roof Design: No eave overhangs of at least one foot, be approved on this .7 acre parcel of land generally located at 7555 Wadsworth Blvd., in the City of Arvada, to be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page 4 of the Staff Report.

DISCUSSION OF MOTION

N/A

Those voting Yes: Hannan, Ajinovich, Magee, Knapp, Figliolino, Gay
Those voting No:
Those absent: Griffith
The motion carried 6-0

9. **OTHER ITEMS**

Mr. Smetana stated that there will be a meeting on May 21st, with major modifications. Texas Roadhouse is on the agenda.

10. **ADJOURNED** at 7:01P.M.

Doug Magee, Acting Chair

Tim Knapp, Secretary

for Heidi Van Gieson, Recording Secretary