



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD

June 18, 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 Michael P. Griffith at 6:15 P.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

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

THOSE ABSENT

None

ALSO PRESENT: Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney; Josie Suk, Development Systems and Administrative Manager; Claudia Vaughn, City Engineer; Franklin Martone, Civil Engineer III; Jeremiah Bebo, Sr. Planner; Jake Nitchals, Sr. Planner; Chris Sandine, Planner II; Dixielee Rodriguez, Recording Secretary.

4. **APPROVAL OF MINUTES**

May 21, 2024. The minutes stand approved as printed.

5. **GENERAL BUSINESS**

Elections of Officers for 2024 through 2025

Nominations for Chair:

Mr. Knapp nominates Michael Griffith as the Chair.

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

Those voting No:

Those absent: None

The motion carried: 7-0

Nominations for Vice Chair:

Mr. Magee nominates Tim Knapp for Vice Chair.

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

Those voting No:

Those absent: None

The motion carried: 7-0

Nominations for Secretary:

Mr. Griffith nominates Brandon Figliolino for Secretary

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

Those voting No:

Those absent: None

The motion carried: 7-0

Mr. Griffith asked if the Board of Adjustment (BOA) should also have an election of Officers at this time?

Ms. Grogg stated that we could have voted on BOA officers, she will check the by laws. It was not on the Agenda and the BOA bylaws treat elections differently than the Planning Commission bylaws. It can be done the next time there is an item for the BOA.

6. REPORTS

None

7. PUBLIC COMMENT

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

8. PUBLIC HEARINGS

8.A. N/W Jeffco Library, a 9.4 – acre parcel of land approximately located at Candelas Parkway and W. 92nd Drive.

- 1. CP2024-0002 Major Comprehensive Plan Amendment for N/W Jeffco Library is approximately located at Candelas Parkway and W 92nd Drive.**
- 2. An Ordinance Rezoning certain land within the City of Arvada, Lot 1 and Lot 2, Block 2, Candelas Commercial Filing No. 2, otherwise known as Candelas Point, from PUD (Planned Unit Development) to CG (Commercial, General), and amending the official zoning maps of the City of Arvada, Colorado, approximately located on the south side of Candelas Parkway between Wilkerson Court and West 92nd Drive.**

Mr. Griffith swore in all guests that will be speaking.

Mr. Griffith opened the public hearing.

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

Mr. Bebo stated that publication in the newspaper was required and posting log and mailing affidavit for the noticing requirements were in order, no public comments were received.

Mr. Griffith asked are there any additions or corrections to the Staff Report?

Mr. Bebo stated no corrections to the Staff Report.

Mr. Griffith stated the following items have been submitted and will be made a part of the permanent record, publication notice, posting notice, mailing notice and affidavit.

Mr. Griffith asked Mr. Bebo to introduce the project.

Mr. Bebo introduced the project.

Applicant - Donna Walker - 10200 W 20th Ave, Lakewood, CO 80215 - stated that they are requesting a Major Comprehensive Plan Amendment and Rezoning application. Arvada is in need of another Library due to population growth. This project is part of the library's facility master plan and is a fully funded project. An extensive marketing analysis was completed and a key data point is future population growth with expected growth to 45,000 people in the service area by 2050. The location was determined by the library service area and property available search and the library found this location to be optimal.

Applicant - Steve Chestnut - 10200 W 20th Ave, Lakewood, CO 80215 - the library had the Traffic Engineer from original traffic study of Candelas evaluate the study of what was originally planned for this site in comparison to the proposed library. It concluded that the library traffic would result in 59 fewer daily trips, 29 fewer morning peak hour trips, and 17 fewer afternoon peak hour trips compared to the previous master plan.

Applicant - Max McCloskey - 2934 Routt Cir, Lakewood, CO 80215 - the conceptual intent is to activate the pedestrian trail. Also activate outdoor reading nooks, public art. The Outdoor Adventure area is a learning environment that is a trademark of the library. Buffering and parking align with the current code.

PUBLIC COMMENT

The public hearing was opened.

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

IN FAVOR

Kim Johnson - 17340 W 70th Ave Arvada, CO 80007 - She supports the Comprehensive plan Amendment and Rezoning. She believes it is vital to the community to have the Library resources available to the community. Not just books, and ebooks, but meeting rooms, Wifi, community gathering areas. Along with opportunity programs, events, technology training, work placement.

IN OPPOSITION

N/A

APPLICANT REBUTTAL

N/A

QUESTIONS FROM THE COMMISSION

Mr. Figliolino asked what are the challenges for developing the library in the current designation?

Mr. Bebo stated the PUD process is much more rigorous and time consuming and what the applicant wants to build could be done successfully under a standard zone district. If rezoned, they would have to meet the requirements of the CG (Commercial General) zone district which is consistent with other properties in this subdivision. And removing the PUD process would help them through the process of getting this built. Also the Comprehensive Plan talks about partnering with public entities to help them get through the process.

Mr. Magee asked, looking at elevations at the facility, it looks like the parking area is many feet below the library and is it ADA accessible?. Are there many different levels on this site and what is the accessibility to these areas? What is the accessibility for people with disability challenges?

Mr. McCloskey stated they looked at the distance of travel that the front door is within 100' from the parking lot. The plaza and other amenities are tiered and the outdoor seating is also tiered. Once they get into details of the site plans and construction they will be looking at the layout and means of travel. And will ensure that ADA requirements are met.

Mr. Magee stated to make sure the applicant looks at all the possibilities of ADA accessibility on this site.

Mr. Knapp asked if there are 2 lots or 3 lots for this site?

Mr. Bebo stated it is just 2 lots, they are currently under contract right now to purchase it.

Mr. Knapp asked about what it says at the top of Page 5 of the staff report, are they going to be future users.

Mr. Bebo stated if it does get rezoned they will go through the normal Site Plan process and can be approved by Staff. This helps in the future for any additions or changes made to the site plan or structure. And they will go through the administrative approval so long as they meet the code. If it stays PUD, any changes they would want to make in the future would have to go through a public hearing for all modifications proposed.

Mr. Knapp asked if there is any anticipation of something else going in, like a Starbucks or something like that on this property?

Mr. Bebo stated no.

Mr. Knapp asked about the water and Jefferson Center Metropolitan District No. 1 (JCMD)? Will this location have water?

Mr. Smetana stated yes. A few years ago the City went through a process with JCMD, they have allocated water for commercial needs for future development. This will accomplish all needs for this site and any commercial use in this area.

Mr. Gay asked regarding the availability of water as rationale for criteria #1 in the Comprehensive Plan, while there are many other reasons to amend the Comp Plan besides the water being only available for commercial uses. What about the population growth? I hope this is not the only reason, that the compelling reason is that this area needs a Library.

Mr. Gay asked about the reduced amount of traffic due to the difference of building the Library as to mixed use which includes residential sites.

Mr. Chestnut stated yes the study was of the busiest libraries and the amount of traffic. Which shows less traffic with the library then as to the mixed use that includes commercial and residential.

MOTION: 8.A.1

It was moved by Mr. Knapp that CP2024-0002, A Resolution by the Planning Commission for the City of Arvada, Colorado to amend the 2014 Arvada Comprehensive Plan Land Use designation pertaining to Candelas Point from Mixed Use to Neighborhood and Community Commercial/Office, for a parcel of land approximately located on the south side of Candelas Parkway between Wilkerson Court and West 92nd Drive in the City of Arvada and State of Colorado, be approved and recommend to City Council for ratification.

This motion is based on the finds of fact and approved criteria on Pages 8 & 9 of the staff report.

DISCUSSION OF MOTION

Mr. Hannan stated he wanted to thank the applicant for the great design and not the normal look of the libraries of his childhood. Fits that unique section of that area.

Mr. Knapp stated that a very unique and interesting design the applicant has come up with. Applauded that it's more than just using it as a book registry. Thank you for being creative. Good luck with the project.

Mr. Griffith stated he grew up next to a public library and this is a great design, nothing like a typical government building. Win all the way around will be supporting.

Those voting Yes: Griffith, Knapp, Aljinovich, Magee, Gay, Figliolino, Hannan
Those voting No:
Those absent: None
The motion carried: 7-0

MOTION: 8.A.2

It was moved by Mr. Knapp that An Ordinance Rezoning certain land within the City of Arvada, Lot 1 and Lot 2, Block 2, Candelas Commercial Filing No. 2, otherwise known as Candelas Point, from PUD (Planned Unit Development) to CG (Commercial, General), and amending the official zoning maps of the City of Arvada, Colorado, approximately located on the south side of Candelas Parkway between Wilkerson Court and West 92nd Drive, be recommend to City Council for approval.

This motion is based on the finds of fact and approved criteria on Page 9 of the staff report.

DISCUSSION OF MOTION

Mr. Hannan stated "Staff well done" this is a very good way of doing it. Rather than having them go through the PUD process. This will help us get a library quicker.

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

Those voting No:

Those absent: None

The motion Does carried: 7-0

8. PUBLIC HEARINGS

8.B. Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard, a 4.02 acre parcel approximately located on the south side of State Highway 72 between Canyon Pines Drive and Plainview Road.

1. CP2024-0003 A Resolution by the Planning Commission for the City of Arvada, Colorado to amend the 2014 Arvada Comprehensive Plan Land Use designation pertaining to the Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard from Undesignated Land Use to City of Arvada Public/Quasi Public, for a 4.02 acre parcel of land approximately located on the south side of State Highway 72 between Canyon Pines Drive and Plainview Road in the County of Jefferson and State of Colorado.
2. An Ordinance Annexing certain land into the City of Arvada for the Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard, a 4.02 acre parcel of land approximately located on the South Side of State Highway 72 between Canyon Pines Drive and Plainview Road in the County of Jefferson and State of Colorado.
3. An Ordinance Rezoning Certain Land within the City of Arvada from Jefferson County Agriculture-One (A-1) to City of Arvada Open Space (OS) and amending the Official Zoning Maps of the City of Arvada, Colorado for the Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard, a 4.02 acre parcel of land

approximately located on the south side of State Highway 72 between Canyon Pines Drive and Plainview Road.

Mr. Griffith opened the public hearing.

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

Mr. Nitchals stated the posting notice is in order, publication notice, mailing notice and no public comments were received.

Mr. Griffith asked are there any additions or corrections to the Staff Report?

Mr. Nitchals stated there is one. On page 8 criterion number 5 in the rational column, it says, "therefore will result in additional negative impacts" when it should read, "therefore will not result in additional negative impacts."

Mr. Griffith asked if there are any additional items that have been received to be made on the record?

Mr. Griffith stated the following items have been submitted and will be made a part of the permanent record, publication notice, posting notice, mailing notice and affidavit.

Mr. Griffith asked Mr. Nitchals to introduce the project.

Mr. Nitchals introduced the project. Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard. A Major Comprehensive Plan Amendment, Annexation and Rezoning.

Applicant - Rob Levinson, 2829 W Howard Pl. Denver, CO 80204, Here on behalf of CDOT to annex a portion of their Maintenance yard to the City. They want to connect to city sewer and eventually city water.

PUBLIC COMMENT

The public hearing was opened.

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

IN FAVOR

N/A

IN OPPOSITION

N/A

APPLICANT REBUTTAL

N/A

QUESTIONS FROM THE COMMISSION

Mr. Knapp asked if there is a requirement to be annexed into the city before water is available. Is this a requirement or is this not a requirement and this can be done without water?

Mr. Nitchals stated normally it is the requirement but the code does give City Council discretion on this matter.

Mr. Figliolino asked about the proposed Open Space zoning designation? People can't go recreate on this land?

Mr. Nitchals stated that the Open Space zone district is the only zone district that the Comprehensive Plan Public and Quasi-public Facilities designation is intended to implement. It is not perfect but the best designation given that it is a CDOT facility. It also has development standards that will help CDOT with their new building and its proximity to the Right-of-Way.

Mr. Figliolino states we will be looking at the Comprehensive Plan soon and we should make it clearer about Open Space zoning designation.

Mr. Magee commented that in the last few months we just approved a water treatment plan on land zoned Open Space. It's common to put these types of facilities on land zoned Open Space.

Mr. Hannan stated an administrative comment to change the names for Secretary and Vice Chair on the Comprehensive Plan Amendment document.

MOTION: 8.B.1

I move that CP2024-0003, a resolution by the Planning Commission for the City of Arvada, Colorado to amend the 2014 Arvada Comprehensive Plan Land Use designation pertaining to the Colorado Department of Transportation Coal Creek Maintenance Yard from Undesignated Land Use to City of Arvada Public/Quasi Public, for a parcel of land located on the South Side of State Highway 72 between Canyon Pines Drive and Plainview Road in the County of Jefferson and State of Colorado, be approved and recommended to City Council for ratification.

This motion is based on the finds of fact and approved criteria on Pages(s) 6 & 7 of the staff report.

DISCUSSION OF MOTION

Mr. Magee stated a very simple project but a good one anytime we can improve water quality and get rid of a septic system is good. He will be supporting the motion.

Mr. Gay supports the motion as well. Thinks the order of the motion are out of order. Shouldn't the annex be first.

Ms. Grogg stated we have talked about it internally, we do believe the Comprehensive Plan is first because that is our guiding document. So that we first change the designation then the entitlements. We have intentionally put the items in this order.

Mr. Figliolino stated thank you for the improvement in the water quality.

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

Those voting No:

Those absent: None

The motion carried: 7-0

MOTION: 8.B.2

I move that an Ordinance annexing certain land into the City of Arvada for the Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard, a 4.02 acre parcel of land approximately located on the South Side of State Highway 72 between Canyon Pines Drive and Plainview Road in the County of Jefferson and State of Colorado, be recommended to City Council for approval.

This motion is based on the finds of fact and approved criteria on Page 7 of the staff report.

DISCUSSION OF MOTION

N/A

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

Those voting No:

Those absent: None

The motion carried: 7-0

MOTION: 8.B.3

It was moved by Mr. Figliolino that an Ordinance Rezoning Certain Land within the City of Arvada from Jefferson County Agriculture-One (A-1) to City of Arvada Open Space (OS) and amending the Official Zoning Maps of the City of Arvada, Colorado for the Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard, a 4.02 acre parcel approximately located on the south side of State Highway 72 between Canyon Pines Drive and Plainview Road, be recommended to City Council for approval.

This motion is based on the finds of fact and approved criteria on Page(s) 7 & 8 of the staff report.

DISCUSSION OF MOTION

N/A

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

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

9. **OTHER ITEMS**

Mr. Smetana stated that there is nothing on the next Agenda for the next Planning Commission meetings on July 2nd and July 16, and to get a motion to have the meeting canceled.

Motion to cancel July 2nd and July 16th meeting carried: 7-0

Mr. Griffith states both meetings are canceled.

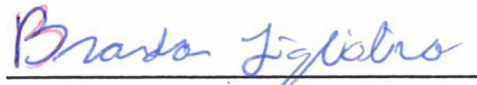
Mr. Smetana stated that the first meeting in Aug will be a workshop going over the new state legislation concerning land uses.

Mr. Smetana introduced the New City Planner Chris Sandine and New City Engineer Franklin Martone.

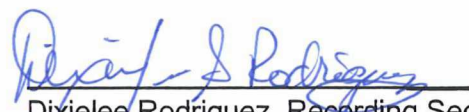
10. **ADJOURNED** at 7:07 P.M.



Michael P. Griffith, Chair



Brandon Figliolino, Secretary



Dixielee Rodriguez, Recording Secretary