



**PLANNING COMMISSION
Minutes of Meeting
July 2, 2020**

1. CALL THE MEETING TO ORDER

The meeting was called to order by Chair OHM at 7:06 p.m. in the City Council Chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

2. ROLL CALL OF MEMBERS

Commission Members Present: Melissa Antol
Kristine Disney
Ari Krichiver
Daniel Larson
Janet Leo
Scott Ohm
Jahi Simbai

Commission Members Absent: Will Kerns

Staff Members Present: Stephanie Stevens, Senior Planner
Scott Cutler, Planner II
Tammy Odean, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

It was moved by Commissioner ANTOL and seconded by Commissioner LEO to approve the order of the agenda. Motion carried 7-0.

5. APPROVAL OF MINUTES – June 4, 2020

It was moved by Commissioner LARSON and seconded by Commissioner DISNEY to approve the minutes of June 4, 2020, as written. Motion carried 6-0-1 with Commissioner KRICHIVER 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-19-06**: an application filed by Foothills Credit Union for approval of a Specific Development Plan for a 15,000 square foot office building.

Mr. Cutler gave a short presentation regarding the Specific Development Plan 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.

Commissioner SIMBAI wanted the bike parking explained in terms of substituting for vehicular parking spaces.

Mr. Cutler said that per the Code if a site is short on parking, then it can supplement with bike parking at a rate of 2 bike parking spaces per 1 vehicular parking space for up to 10% of the total required parking count. He clarified that a U-rack can hold 2 bikes and thought there will be 10 spaces for bikes instead of the 3 that are required.

Commissioner DISNEY wanted confirmed that there are only 58 parking spaces instead of 60 due to more bike parking.

Mr. Cutler confirmed this to be correct.

Commissioner LARSON asked where the utility easements come into the property besides the Denver Water easement.

Mr. Cutler explained that most of the utilities are in the loop located on the north side of the property and there are some around the perimeter. He added there is a plat under review currently that will be dedicating a significant amount of easements beyond the standard Denver Water easement.

Commissioner OHM asked why there will be grading on the adjacent property.

Mr. Cutler said there will be some cross grading between this site and Tract A due to retaining walls.

**Christine McRight, Evergreen Development
1873 S. Bellaire St., Denver**

Ms. McRight added that Evergreen Dev. will improve Tract A then convey to Longs Peak Metro District and they will then maintain. She confirmed there is a standing agreement for this to happen.

Commissioner OHM then had a number of concerns regarding the landscaping on sheet 5. One of them included the mulch that is in the drawing compared to what is in the notes.

Mr. Cutler said the landscape drawings will be followed and if there is an error in the notes, it will be changed prior to permitting. He confirmed that everything will meet City Code.

**Drew Gregory, Punch Architecture
6021 E. 50th Avenue, Commerce City**

Mr. Gregory confirmed that the landscaper could have missed some notes, but confirmed all will be looked at closely before permitting.

Commissioner OHM also had questions regarding the caliper and placement of some trees in easements.

Mr. Cutler said there were no objections for placements of trees in the utility easements. Mr. Gregory said trees will be placed at least 5 feet away from any utilities and will follow any requests from the utility companies.

Commissioner OHM also commented about the combination of a high water trees and low water trees and would like the landscaper to look at that. He also wanted the landscaper to take a look at the large evergreens with regards to sight distance and shading in the wintertime which can cause ice.

Mr. Gregory mentioned the building will add shading due to the height, but will revisit the landscaping sheet and take a look at it.

Commissioner OHM then asked about the building elevations and the maximum height is 50 feet and wondered if the signage can go above the building line. He also asked what the screening height is for the rooftop unit.

Mr. Cutler said that will be looked at during the signage permit, but added the sign cannot go above 50 feet. Mr. Mc Gregory said the screening will be at 54 feet and the RTU will be just below that.

Commissioner SIMBAI asked about the extra square feet not accounted for and wondered if it is landscaping.

Mr. Cutler explained that the 18,000-20,000 extra square footage is due to sidewalks and landscaping.

Commissioner OHM mentioned he is excited about this project and likes the architecture and his only concern is the safety with the shading of the tall trees.

It was moved by Commissioner DISNEY and seconded by Commissioner LEO to APPROVE Case No. WZ-19-06, a request for approval of a Specific Development Plan for the construction of a bank and office building on property located at 3550 Clear Creek Drive within Planning Area 4 of Clear Creek Crossing, 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 passed 7-0.

- B. **Case No. ZOA-20-03:** An ordinance amending Chapter 26 of the Wheat Ridge Code of Laws, concerning the form and timing of cash-in-lieu payment for parkland dedication requirements.

Ms. Stevens gave a short presentation regarding the Ordinance. She entered into the record the contents of the case file, packet materials, the zoning ordinance, and the contents of the digital presentation. She stated the public notice and posting requirements have been met, therefore the Planning Commission has jurisdiction to hear this case.

Commissioner KRICHIVER wanted confirmation that the way the code reads the payment will be a condition of approval because it will be paid prior to the issuing of a building permit.

Ms. Stevens confirmed this as correct.

Commissioner KRICHIVER also asked about the form of payment and if there are any concerns about removing this language from the code.

Ms. Stevens replied that the code will be revised, and mentioned that other fees are collected at the time of issuing a building permit and a certified check is not

required for the other fees, so it takes that extra step out of the process. She clarified that if the parkland dedication fee is substantial then a certified check will still be required, but this will not be in the code.

Commissioner LARSON asked about the parks fees being paid in smaller increments.

Ms. Stevens explained that a subdivision with multiple lots would be required to pay the parkland fees during the permitting process for each individual lot instead of for the entire subdivision at one time. Mr. Cutler added that multi-family buildings will be required to pay the parkland fee all at once.

Commissioner OHM inquired if there needs to be anything in writing about the current rate of the parkland fees.

Ms. Stevens said it is made clear in writing in the resolution adopted by Council and in the fee schedule.

Commissioner OHM mentioned he thought this was a good idea and is developer friendly with no adverse effects to the City.

It was moved by Commissioner LEO and seconded by Commissioner SIMBAI to recommend approval of the proposed ordinance amending Chapter 26 of the Wheat Ridge Code of Laws pertaining to the form and timing of cash-in-lieu payment for parkland dedication requirements.

Motion carried 7-0.

8. OLD BUSINESS

9. NEW BUSINESS

- Ms. Stevens welcomed Commissioner KRICHIVER to the Planning Commission.
- The next Planning Commission will be on July 16 and the August 6th Planning Commission meeting has been cancelled due to no cases to be heard.

10. ADJOURNMENT

It was moved by Commissioner DISNEY and seconded by Commissioner LEO to adjourn the meeting at 8:25 p.m. Motion carried 7-0.

Scott Ohm, Chair

Tammy Odean, Recording Secretary