

## SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD JULY 21, 2015

1. CALL TO ORDER – 5:35 P.M.
2. ROLL CALL OF MEMBERS – Those Present: John Sullivan, Chairman; David Goff, Patricia Connell, Ed Rothschild.

It was moved by Mr. Sullivan to excuse Ms. Caswell, Mr. Hannan, and Mr. Crouse from the meeting.

The following votes were cast on the motion:  
Those voting Yes: Goff, Sullivan, Connell, Rothschild.  
The motion carried.

ALSO PRESENT: Rita McConnell, Community Development Director; Rob Smetana, Planning Manager; Randall Sampson, Sr. Ass't. City Attorney; Carol Ibanez, Planner; Joan Brown, Recording Secretary.

3. APPROVAL OF MINUTES FOR JULY 7, 2015 - The minutes of July 7<sup>th</sup> stand approved as printed.
4. PLEDGE OF ALLEGIANCE -
5. GENERAL BUSINESS – None
6. REPORTS –

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### **MOON GULCH SKETCH PLAN, NE CORNER CANDELAS PKWY & HWY 72**

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Carol Ibanez referred to a slide presentation and discussed the request from Public Service Co. of Colorado who is proposing an electric power substation to serve Candelas, Leyden and western Arvada developments. They want to develop three 230-Kilo volt transformers and associated equipment. She explained the location and proposed uses surrounding the substation. She talked about the conceptual plans showing the views of the substation and the proposed berming to mitigate the impact of the substation. She talked about the proposed fencing around the substation. She further referred to aerial views of existing Xcel substations. She stated the applicant is seeking input from the Planning Commission before undertaking detailed planning and engineering work.

Mr. Rothschild asked if the substation would impact the overhead power lines in the area.

Carol Ibanez stated it was her understanding that the existing transmission lines would be providing power from the substation. There are no additional overhead lines being proposed.

Mr. Rothschild asked why the industrial property adjacent to the site is not being considered.

Carol Ibanez stated the applicant could not utilize that property for various reasons. Also, it was important to use the existing transmission line on the proposed site.

Mr. Goff asked if they are planning to use both the fencing and berming.

Carol Ibanez stated yes, they want to do the berming and landscaping.

Mr. Goff asked if the 8' fencing would prohibit people from wandering into the area.

Carol Ibanez stated there will be fencing around the 8' fencing along with 10-12 feet of berming.

Mr. Sullivan was concerned about the views.

Carol Ibanez explained until the surrounding areas are developed, it will be more visible.

Mrs. Connell asked if there was going to be a buffer area between the substation and the residential development.

Carol Ibanez explained where the fencing is proposed around the substation. She further said as additional development occurs, there are screening requirements that need to be met.

Mr. Rothschild was concerned about the office space looking down on the substation. He asked what the health safe distance standards associated with the project.

Carol Ibanez stated we have not explored that at this point.

Mr. Rothschild felt it was logical to put the project on industrial land and there is land available in the area.

Mr. Sullivan said generally he supports it, but was concerned about the visual impacts. He would not be in favor of large walls.

Mr. Goff expressed concerns regarding the development of the 4-5 story office buildings in the future.

Mr. Sullivan stated he was generally comfortable with a Comp Plan change.


Mrs. Connell agreed with the previous comments, and felt a buffer area should be a consideration.

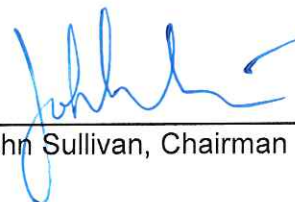
7. OTHER ITEMS –

The next meeting is scheduled for August 4, 2015.

Mr. Rothschild stated he will be absent from that meeting.

10. MEETING ADJOURNED – 6:06 P.M.

  
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David Goff, Acting Secretary

  
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John Sullivan, Chairman

  
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Joan Brown, Recording Secretary