



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
MARCH 16, 2021

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 6:15 P.M.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

Those present: T.O. Owens, Michael McCarron, Andrew Gay, Patricia Connell, Michael P. Griffith, 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; Carol Ibanez, Senior Planner; Jenny Wolfschlag, Manager of Development Engineering; Josie Suk, Manager of Dev. Systems and Administrative Services; Sara Hutchinson, Recording Secretary/Administrative Specialist

4. **APPROVAL OF MINUTES** – February 16, 2021. The minutes stand approved with the following correction.

In the middle of page 7, Mr. Magee asked if there would be electric vehicle charging stations after his question about bike parking.

5. **GENERAL BUSINESS**

None.

6. **REPORTS**

None.

7. **PUBLIC COMMENT**

None.

8. **PUBLIC HEARINGS**

Mr. Owens reminded everyone that two cases had been moved to the Planning Commission meeting on April 20, 2021.

DA2020-0122 Vacation of a Public Access Easement for Wet Rabbit Car Wash, generally located at 9159 Kendrick St.

DA2020-0122 Major Modifications for Wet Rabbit Car Wash, generally located at 9159 Kendrick St.

Mr. Owens entered into the record the Staff Report DA2020-0122 dated March 16, 2021, affidavit of mailing, posting log and public comment that was received via email.

Ms. Ibanez gave a brief overview of the project and the applicants.

Mr. Cahen, architect and representative of the applicant, gave an overview of the project. He described the site and the layout of the proposed design. He explained the reasons for the requests.

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

PUBLIC COMMENT

IN FAVOR

None.

IN OPPOSITION

None.

APPLICANT REBUTTAL

Mr. Owens closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Magee asked Staff if the easement is within solely City of Arvada jurisdiction.

Ms. Ibanez stated that the current easement allows access for the City of Arvada and the Jefferson Center Metro District (JCMD) to have maintenance access for the detention area. She clarified that these two users will still have maintenance access.

Mr. Magee asked if the ring road is being constructed as part of the current application.

Ms. Ibanez clarified that JCMD is working on the Joyce Street plan currently and they will be constructed in the future as part of the Joyce Street future development.

Mr. Magee asked if the road on the site will be a public road or a fire lane.

Ms. Ibanez confirmed that the road will be emergency access and public access and that the applicant is only building the lot access roads.

Mr. Magee asked if the applicant will be required to do maintenance and plowing on their roads.

Ms. Ibanez confirmed that they will be responsible, and that they will work with JCMD.

Mr. Magee asked how long the landscape berm will be on the site.

Mr. Shearer, representative of the applicant, stated that it is approximately 150', with an ADA ramp going through part of it.

Mr. Magee suggested that the 150' be broken up visually along the berm. He asked if the applicant has thought of having a roof on the vacuum equipment.

Mr. Cahen stated that a roof would pose a problem with the airflow of the vacuum.

Mr. Magee commented on the noise of the motors but stated he does not feel concerned.

Mr. Gay suggested to Staff that the ring road be planned to be a continuous 25' all around to be consistent.

Mr. Griffith suggested housing the vacuum mechanical equipment within the building envelope. He commented on the difference between mature landscaping renderings versus the look at the time of installation of the landscaping. He asked Staff if there are considerations taken into place with the buffering levels at installation.

Ms. Ibanez stated that there aren't requirements that mature landscaping be installed. She confirmed that the renderings are the estimated mature landscaping growth.

Mr. Griffith suggested some mature landscaping materials be installed at the time of planting.

MOTION: PUBLIC ACCESS EASEMENT

It was moved by Mr. Griffith, that DA2020-0122 Vacation of the Public Access Easement for Wet Rabbit Car Wash, generally located at 9159 Kendrick St., be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Pages 7- 9 of the Staff Report.

DISCUSSION OF MOTION: PUBLIC ACCESS EASEMENT

The following votes were cast on the motion:

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

Those voting No: None

Those absent: None

The motion carried 7-0.

MOTION: MAJOR MODIFICATIONS

It was moved by Mr. Griffith, that DA2020-0122 Major Modifications for Wet Rabbit Car Wash, generally located at 9159 Kendrick St., be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Pages 7- 9 of the Staff Report.

DISCUSSION OF MOTION: MAJOR MODIFICATIONS

PLANNING COMMISSION MINUTES

March 16, 2021

PAGE 4.

Mr. Magee stated his appreciation of the proposal. He commented his appreciation for green wash solutions and that water conservation was taken into consideration by the applicant.

Mr. McCarron stated his agreement with Mr. Magee.

Mr. Hannan thanked Staff and the applicant for the work done on this proposal. He stated his support.

Ms. Connell stated her appreciation for all of the landscaping proposed at the site.

The following votes were cast on the motion:

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

Those voting No: None

Those absent: None

The motion carried 7-0.

Mr. Owens explained that the motion carried.

9. OTHER ITEMS

Mr. Stachelski mentioned the potential for future meeting formats.

Mr. Owens expressed his desire to have either entirely in-person meetings or entirely remote meetings instead of a hybrid format. He stated his desire to re-visit meeting formats in May.

Many of the Commissioners stated their agreement with Mr. Owens.

Ms. Connell stated that the Council has dealt with some of the logistics of the hybrid meeting format.

Mr. Owens expressed his concerns with the Commissioners trying to communicate while in a hybrid format. He stated his belief that it would not benefit the public to have that lack of discussion from Commissioners.

Mr. Griffith stated his desire to allow the public to be able to attend virtually once meetings are back in-person.

Mr. Owens stated that he wants to Commission to have further discussions about this topic.

Mr. McCarron agreed on the importance of the group being together in-person eventually and be in the same space as the public. He stated his concerns of those who may be disadvantaged either by in-person meetings or remote meetings.

Mr. Stachelski mentioned that the April 20, 2021 Planning Commission meeting will be streamed live. He explained that the City is looking into providing a virtual option for members of the public once meetings are in-person. He mentioned the desire to have the technology at a point where it can run smoothly, especially as there are fewer Staff to assist at Planning Commission meetings than at Council meetings.

Ms. Suk confirmed that the April 20, 2021 meeting will be live-streamed on the City of Arvada YouTube and will be on KATV.

Ms. Connell expressed her appreciation for access to live screening of meetings by the City.

PLANNING COMMISSION MINUTES
March 16, 2021

PAGE 5.

Mr. Magee asked about members of the public attending meetings by phone versus by video once meetings are in-person.

Mr. Stachelski stated the appreciation for seeing people, but also that he can't commit on the City solutions yet.

Mr. Magee asked if the April 20, 2021 Planning Commission meeting packet will be delivered early to allow for thorough review.

Ms. Suk expressed the desire to deliver at least some of the materials early with a goal of April 1, 2021. This initial packet will be followed up with any later materials before the meeting.

Mr. Owens reminded the Commissioners that cases need to be evaluated based on the Land Development Criteria and not on personal opinions of design or layout. He expressed his desire for the Commissioners to keep this in mind for the April 20, 2021 meeting in order to have fair and timely questions and discussion.

Ms. Grogg stated her agreement with Mr. Owens.

Mr. Owens stated that, if needed, a short break can happen during the April 20, 2021 meeting.

Mr. Smetana reminded the Commission that in April there will also be a Planning Commission meeting on April 6, 2021

12. **ADJOURNED** at 7:05 P.M.

T. O. Owens

T.O. Owens, Chair

Patricia Connell

Patricia Connell, Secretary

Stephanie Wallace

For, Sara Hutchinson, Recording Secretary