

**Jefferson County Planning Commission**  
**HYBRID HEARING AGENDA**  
**Hearing Room 1 / Virtual Hearing via WebEx Events**  
**January 26, 2022**

**Instructions for Public Comment/Public Testimony for Virtual Hearings via WebEx Events:**

*If a citizen wishes to make public comment or provide public testimony virtually during the hearing, she/he will be required to log into the meeting using a computer. (Note: Public Comment is not taken during the Pre-Meeting.)*

*When you log into the online event, please send a Chat message to the Host (staff), if you wish to provide general comments or comments related to a specific case on the agenda. Please provide your first and last name, address, and the topic of your comment or case number, and you will receive confirmation once you have been added to the list.*

*During the designated time for public comment or public testimony on a specific case, your name will be called in the order it was received. Your microphone will be unmuted once your name has been called. You will have three minutes to provide your testimony, or ten minutes if you represent a Registered Association.*

*If you plan on testifying at the hearing, please contact the case manager listed on the agenda so we can be sure your voice is heard. If you want to present documents, images or a presentation to the Planning Commission, please send the files to the case manager prior to the hearing (24 hours at the latest) so we can ensure these documents are able to be presented during the hearing.*

Event links can be found below or here: <https://www.jeffco.us/4042/Hybrid-Hearings>

---

**Pre-Meeting: Faye Griffin Room / Webex Events (5:15 p.m. – 5:45 p.m.)**

Pre-Meeting Connection Details (No Public Comment is taken):

Join the WebEx meeting from here:

<https://jeffco.webex.com/jeffco/onstage/g.php?MTID=e44c1d0e5f23b477b29a3d742cfe887f3>

Access Information

Event Number: 2497 160 3579

Event Password: (This event does not require a password.)

Audio Connection

720-650-7664 Access Code: 2497 160 3579

Comments:

1. Director of Planning and Zoning
2. Planning Supervisor
3. Other Staff

4. Legal Counsel
5. Administrative Assistant
6. Planning Commission

Overview of Public Hearing (case review)

---

## Hearing: Hearing Room 1 / Webex Events (Approximately 6:15 p.m.)

PC Hearing Connection Details:

Join the WebEx meeting from here:

<https://jeffco.webex.com/jeffco/onstage/g.php?MTID=e0eb3f921c0174a1cdf284a9da88a8e2f>

Access Information

Event Number: 2483 074 0344

Event Password: (This event does not require a password.)

Audio Connection

720-650-7664 Access Code: 2483 074 0344

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Discussion of Virtual Meeting Procedures**
4. **Citizen Comments**

A short period for members of the public to appear without being scheduled ahead of time to make comments on planning matters not before the Commission at this time.

5. **Approval of minutes – January 12, 2022**

## Agenda Items:

### Consent Agenda

#### **21-131497RZ**

**Case Name:**

**Owner:**

**Location:**

**Approximate Area:**

**Purpose:**

**Case Manager:**

Rezoning

5254 Solar Green Official Development Plan

5254 Properties LLC, a Colorado Limited Liability Company

14395 West 52nd Avenue and AIN 39-182-07-002  
Section 18, Township 3 South, Range 69 West

6.13 Acres

**To rezone from Suburban Residential – One (SR-1) and Planned Development (PD) to a PD which follows the Restricted Residential Quarter Acre (RR-1/4) and allows a maximum of 15 dwelling units.**

Nick Nelson

**19-106205PF**

**Case Name:** Preliminary and Final Plat  
JMDM 1 Subdivision  
**Owner:** John F. Medved and Debra K. Medved  
**Applicant:** Mike Kortendick, Landform, Inc.  
**Location:** 1305 South Grapevine Road  
Section 20, Township 4 South, Range 70 West  
**Approximate Area:** 36.36 Acres  
**Purpose:** **To subdivide the property into 2 lots for single-family detached units.**  
**Case Manager:** Lindsey Wire

**21-110694PF**

**Case Name:** Preliminary and Final Plat  
KB Corner Subdivision  
**Owner:** FirstBank, a Colorado Corporation  
**Applicant:** Sterling Design Associates, LLC  
**Location:** 10144 W. Belleview Ave  
Section 16, Township 5 South, Range 69 West  
**Approximate Area:** 2.531 Acres  
**Purpose:** **To subdivide the property into 2 commercial lots.**  
**Case Manager:** Nathan Seymour

**Regular Agenda**

**21-133812RZ**

**Case Name:** Rezoning  
14320 W 50th Avenue ODP  
**Owner/Applicant:** Redwood, LLC  
**Location:** 14320 W 50th Avenue  
Section 18, Township 3 South, Range 69 West  
**Approximate Area:** 4.19 Acres  
**Purpose:** **To Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for the future subdivision of the property into 12 lots for single-family detached units.**  
**Case Manager:** Kayla Bryson

**Adjournment**

Emergency items and other public business for which notices were not possible may be considered.

The order of items on the agenda is subject to change at the discretion of the Chairman.