

**DUE TO THE LACK OF A QUORUM OF PLANNING COMMISSION MEMBERS, THE AGENDA ITEMS SCHEDULED FOR THE APRIL 13, 2022 PUBLIC MEETING CANNOT BE HEARD. THE PLANNING COMMISSION WILL CONVENE TO CONTINUE THOSE AGENDA ITEMS TO A PUBLIC HEARING DATE SCHEDULED FOR APRIL 20, 2022.**

**Jefferson County Planning Commission  
HYBRID HEARING AGENDA  
Hearing Room 1 / Virtual Hearing via WebEx Events  
April 13, 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>

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

Comments: **CANCELED**

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**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=e5006d9dc19ade351086c658b2d00f066>

Access Information

Event Number: 2486 945 9877

Event Password: TYxRMhbh637 (This event does not require a password.)

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Audio Connection  
720-650-7664 Access Code: 2486 945 9877

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 – March 23, 2022**

## **Agenda Items:**

### **Consent Agenda**

**21-124243PF** Preliminary and Final Plat  
**Case Name:** Porter Ranch Subdivision  
**Owner:** The Virginia W. Payne Living Trust  
**Applicant:** Scott Porter  
**Location:** 634 Humphrey Drive  
Section 17, Township 4 South, Range 71 West  
**Approximate Area:** 52.59 Acres  
**Purpose:** **To subdivide the property into 2 lots for single-family detached units.**  
**Case Manager:** Lindsey Wire

**21-133086RZ** Rezoning  
**Case Name:** 3402 Avenue C ODP  
**Owner/Applicant:** 7220 LLC  
**Location:** 3402 Avenue C  
Section 35, Township 4 South, Range 71 West  
**Approximate Area:** 0.50 Acres  
**Purpose:** **To Rezone from Commercial-One (C-1) to Planned Development (PD) to allow a duplex.**  
**Case Manager:** Fritz Clauson

**21-140265RZ** Rezoning  
**Case Name:** Aberle Property ODP  
**Owner/Applicant:** Cheyenne H. and David Howard Aberle  
**Location:** 8239 South Turkey Creek Road

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**Approximate Area:** Section 33, Township 5 South, Range 70 West  
4.55 acres  
**Purpose:** **To rezone from Agricultural Two (A-2) and Mountain Residential One (MR-1) to Planned Development (PD) following MR-1 standards to legalize existing structures.**  
**Case Manager:** Dylan Monke

**Regular Agenda**

**21-107324RZ** Rezoning  
**Case Name:** Bouton Veterinary Hospital ODP  
**Owner/Applicant:** Houston Family Enterprises LLC  
**Location:** 10667 West Progress Avenue  
Section 16, Township 5 South, Range 69 West  
**Approximate Area:** 1.69 acres  
**Purpose:** **To rezone from Agricultural Two (A-2) to Planned Development (PD) to allow canine and feline boarding to be added to an existing veterinary clinic with an existing single-family residence**  
**Case Manager:** Dylan Monke

**21-130822RZ** Rezoning  
**Case Name:** Nob Hill ODP  
**Owner/Applicant:** Nob Hill Evergreen LLC and Skyline Ridge Holdings LLC  
**Location:** 945 Nob Hill Road and 41-164-05-020, 41-164-05-003, and 41-164-05-002 PIN Section 16, Township 4 South, Range 71 West  
**Approximate Area:** 8 acres  
**Purpose:** **To rezone from Planned Development (PD) to PD to allow 14 residential dwelling units, or 14 lodging units and an existing duplex.**  
**Case Manager:** Dylan Monke

**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.