

Planning Commission Minutes of January 12, 2022

The Planning Commission of the County of Jefferson, State of Colorado, met for pre-meeting on January 12, 2022. Commissioner Tim Rogers, Chairman, presided. Commissioner Spencer, Commissioner Johnson, Commissioner Cooke, Commissioner Jost, Commissioner Becker, Commissioner Etemadnia, and Commissioner Duncan were present.

Commissioner Hatton was absent.

STAFF PRESENT:

Chris O'Keefe, Director Planning and Zoning Division
Russ Clark, Planning Supervisor
Jeanie Rossillon, Development and Transportation Director
Abel Montoya, Development and Transportation Director
Kimi Schillinger, Executive Secretary, Administrative Assistant
Kristin Cisowski, Assistant County Attorney
Kristen Cowan, Co-Host, Planner
Lindsey Wire, Host, Engineer
Nick Nelson, Senior Planner
Josh Botts, Planner
Kayla Bryson, Planner
Laura Armstrong, Engineer
Holly Powers, Administrative Lead

PRE-MEETING recording is available on Livelink.

Hearing 6:15 P.M.

Public Comment

No citizens came forward to speak during the public comment period.

APPROVAL OF MINUTES

The Planning Commission upon motion of Commissioner Cooke, duly seconded by Commissioner Jost and by unanimous vote, approved the minutes of December 15, 2022.

PUBLIC HEARING CONSENT AGENDA

No one requested to testify in the following cases:

21-110411PF
Case Name:

Preliminary and Final Plat
Las Piedras Ranch Subdivision

Jefferson County Planning Commission

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Owner: Las Piedras Ranch LLC, a Colorado limited liability company

Applicant: Ethan Watel, Baseline Corporation

Location: 18092 W 53rd Lane
Section 10, Township 3 South, Range 70 West

Approximate Area: 15.81 Acres

Purpose: **To subdivide the property into 3 lots for single family detached units.**

Case Manager: Laura Armstrong

21-128767RZ Rezoning

Case Name: 970 South Soda Creek Road

Owner/Applicant: Virginia W. Payne Living Trust

Location: 970 South Soda Creek Road
Section 17, Township 4 South, Range 71 West

Approximate Area: 7.09 Acres

Purpose: **To rezone from A-2 to A-1 and A-1 to A-2 to reconfigure the zone district boundary and provide for the reconfiguration of two parcels**

Case Manager: Joshua Botts

The Planning Commission, upon motion of Commissioner Johnson, duly seconded by Commissioner Spencer and by unanimous vote, adopted the attached resolutions recommending **approval** of the cases on the consent agenda subject to the conditions of approval identified in the applicable staff reports.

There being no further business to come before the Planning Commission, the meeting was adjourned at 6:24 p.m.

ATTEST:

PLANNING COMMISSION OF THE
COUNTY OF JEFFERSON, COLORADO



January 25, 2022

Date

2-23-2022

Date

It was moved by Commissioner **JOHNSON** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

January 12, 2022

RESOLUTION

21-110411PF Preliminary and Final Plat
Case Name: Las Piedras Ranch Subdivision
Owner: Las Piedras Ranch LLC, a Colorado limited liability company
Applicant: Ethan Watel, Baseline Corporation
Location: 18092 W 53rd Lane
Section 10, Township 3 South, Range 70 West
Approximate Area: 15.81 Acres
Purpose: **To subdivide the property into 3 lots for single family detached units.**
Case Manager: Laura Armstrong

The Jefferson County Planning Commission hereby recommends **APPROVAL WITH CONDITIONS** of the above application on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
 - A. The proposal conforms to the Land Development Regulation because all applicable regulations have been satisfied, or will be satisfied, prior to recordation of the Preliminary and Final Plat, as indicated within the staff report.
3. The following are conditions of approval:
 - A. Submittal of a title insurance commitment update with an effective date less than 45 days prior to the recording of the Plat which depicts no new owners or encumbrances. Said title insurance commitment shall be approved by the County Attorney's Office.
 - B. The Improvements Agreement being approved as to form by the County Attorney's Office.
 - C. The recordation of the Plat mylars being prepared in accordance

- with the red-marked print dated January 12, 2022.
- D. Payment of \$7,200 for fees-in-lieu of park land dedication prior to plat recordation or payment of the fees-in-lieu of park land dedication as set forth in the Improvements Agreement prior to building permit, as applicable. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
 - E. Payment of \$4,800 for fees-in-lieu of school land dedication prior to plat recordation or payment of the fees-in-lieu of school land dedication as set forth in the Improvements Agreement prior to building permit, as applicable. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
 - F. Acceptance of Utility, Drainage and Emergency Access Easement Deed ED21-133484DE by the Board of County Commissioners and recordation of this deed.
 - G. Acceptance of Utility, Drainage and Emergency Access Easement Deed ED21-133487DE by the Board of County Commissioners and recordation of this deed.
 - H. Recordation of a private Access and Utility Easement over the internal private access drive.
 - I. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Las Piedras Ranch Subdivision for prior years have been paid.
 - J. Resolution of North Table Mountain Water and Sanitation District comments dated November 30, 2021.
 - K. Recordation of a waterline easement for the benefit of North Table Mountain Water and Sanitation District.
 - L. Resolution of XCEL comments dated December 2, 2021.
 - M. Recordation of utility easement(s) for the benefit of XCEL.
 - N. Resolution of Planning Engineering's comments dated January 4, 2022.
 - O. Resolution of Fairmount Fire Protection District's comments dated June 29, 2021.

Commissioner **SPENCER** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Johnson	aye
Commissioner	Cooke	aye
Commissioner	Jost	aye
Commissioner	Becker	aye

Jefferson County Planning Commission Resolution
Case #21-110411PF
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Commissioner	Etemadnia	aye
Commissioner	Ducan	aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Kimi Schillinger, Executive Secretary for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, January 12, 2022.



Kimi Schillinger
Executive Secretary

It was moved by Commissioner **JOHNSON** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

January 12, 2022

RESOLUTION

21-128767RZ Rezoning
Case Name: 970 South Soda Creek Road
Owner/Applicant: Virginia W. Payne Living Trust
Location: 970 South Soda Creek Road
Section 17, Township 4 South, Range 71 West
Approximate Area: 7.09 Acres
Purpose: **To rezone from A-2 to A-1 and A-1 to A-2 to reconfigure the zone district boundary and provide for the reconfiguration of two parcels**
Case Manager: Joshua Botts

The Jefferson County Planning Commission hereby recommends **APPROVAL** of the above application on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
 - A. The proposed single-family land uses are compatible with the existing and allowable single-family and agricultural land uses in the surrounding area. The proposed rezoning would not change the potential number of lots for the property, and is consistent with lot sizes in the surrounding area.
 - B. The proposal is in general conformance with the Comprehensive Master Plan (Plan) because it meets the land use recommendation for 1du/10acres in the Evergreen Area Plan and the applicable sections of the Plan goals and policies as described in section six of the staff report.
 - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area have been considered and found to be negligible, including because single-family land uses are currently permitted on the subject property, and because the proposed rezoning would not allow for an additional lot on the subject property.

- D. The subject property is served by the Evergreen Fire District and the Jefferson County Sheriff's Office. The individual wells are sufficient for the proposed zoning as a water decree that allows for the wells to be used for the existing dwellings. Sanitary sewer service is provided by an Onsite Wastewater Treatment System. Infrastructure is adequate and available to serve the proposed land use.
- E. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

Commissioner **SPENCER** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Johnson	aye
Commissioner	Cooke	aye
Commissioner	Jost	aye
Commissioner	Becker	aye
Commissioner	Etemadnia	aye
Commissioner	Duncan	aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Kimi Schillinger, Executive Secretary for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, January 12, 2022.



Kimi Schillinger
Executive Secretary