

Jefferson County Board of Adjustment  
Hearing Minutes  
**January 19, 2022**

Board of Adjustment of the County of Jefferson, State of Colorado, met in a hybrid setting through the WebEx Events platform and in the Jefferson County Government Center, Golden, Colorado. Jane Blumer (in-person), Chairman presided, Kip Kolkmeier (in-person), Joe Jehn (in-person), Greg Romberg (virtual), Paul Warbington (in-person), and James Powers (virtual) were present.

Jane Blumer, Chairman called the meeting to order.

**Staff Present:**

Russell Clark, Planning Supervisor (in-person)  
Kourtney Hartman, County Attorney (virtual)  
Kelsey Hall, District County Attorney (in-person)  
Claire Byers, Case Manager (in-person)  
Scout Turnbach, Case Manager (virtual)  
Kayla Bryson, Case Manager (in-person)  
Dylan Monke, Case Manager (virtual)  
Cassidy Clements, Webex Co-Host (virtual)  
Joshua Botts, Webex Host (virtual)  
Holly Powers, Administrative Assistant (in-person)

**Pre-meeting – 8:30 A.M.**

**APPROVAL OF MINUTES**

The Board upon motion of Mr. Warbington, duly seconded by Mr. Kolkmeier and by unanimous vote, approved the Minutes of January 5, 2022.

The Board approved the following Resolution:

|                           |  |
|---------------------------|--|
| <b><u>21-130695VC</u></b> | <b>Variance</b>  |
| <b>Owner/Applicant:</b>   | Cherise V. Ahrens  |
| <b>Location:</b>          | 28571 Doe Valley Dr., Conifer<br>Section 27, Township 06 North, Range 71 West                                |
| <b>Approximate Area:</b>  | 1.21 Acres   |
| <b>Zoning:</b>            | Mountain Residential One (MR-2)  |
| <b>Purpose:</b>           | <b>To legalize a 21-foot front setback to the south, where a setback of 30 feet is required for a house.</b> |
| <b>Case Manager:</b>      | Scout Turnbach   |

**21-136217VC**

**Owner/Applicant:**

**Location:**

**Approximate Area:**

**Zoning:**

**Purpose:**

**Variance**

Engadin Pangolin, LLC

8291 Queen Street, Arvada

Section 28, Township 2 South, Range 69 West

2.34 Acres

Agricultural-Two (A-2)

**To Legalize:**

**1) A 2.34-acre lot size, where a lot size of 10 acres is required; and**

**2) A 26-foot side setback to the south, where a setback of 30 feet is required for a single-family dwelling; and**

**3) A 32-foot front setback to the southeast, where a setback of 50 feet is required for an accessory structure.**

**To Allow:**

**3) A 26-foot side setback to the south, where a setback of 30 feet is required for an addition to an existing single-family dwelling.**

**Case Manager:**

Claire Byers

**21-137156VC**

**Owner/Applicant:**

**Location:**

**Approximate Area:**

**Zoning:**

**Purpose:**

**Variance**

Josh and Elena Gallon

17135 W 53rd Avenue, Golden

Section 14, Township 03 South, Range 70 West

1.019 Acres

Agricultural-Two (A-2)

**To Legalize:**

**1) A lot size of 1.019 acres, where a lot size of 10 acres is required.**

**To Allow:**

**2) A 27-foot side setback to the west, where a setback of 30 feet is required for an addition to a single-family residence; and**

**3) A 43-foot rear setback to the north, where a setback for 50 feet is required for an addition to a single-family residence.**

**Case Manager:**

Dylan Monke

**21-137576VC**

**Owner/Applicant:**

**Location:**

**Approximate Area:**

**Zoning:**

**Purpose:**

**Case Manager:**

**Special Exception**

William J. Judy and Mary D. Judy

8656 S. Davco Drive, Morrison

Section 5, Township 6 South, Range 70 West

1.03 Acres

Agricultural-One (A-1)

**Renewal of a Short-Term Rental**

Kayla Bryson

The Board of Adjustment, upon motion of Mr. Jehn, duly seconded by Mr. Warbington, and by unanimous vote, adopted the attached resolutions approval of the case on the consent agenda subject to the conditions of the approval identified in the applicable staff report.

## **Regular Agenda**

### **21-127825VC**

**Owner/Applicant:**

**Location:**

**Approximate Area:**

**Zoning:**

**Purpose:**

**Variance** (Continued from 12/1/2021)

Dale Guern

16250 Mt Vernon Rd, Golden  
Section 1, Township 4, Range 70

0.63 Acres

Residential Two (R-2)

**To Allow:**

**1) A total of 2,539 square feet of accessory square footage for a detached garage, where 1,122 square feet is the maximum allowed; and  
2) A footprint of 1,920 square feet for a detached garage, where the maximum allowable footprint is 842 square feet.**

**Case Manager:**

Kayla Bryson

**Testimony:**

Dale Guern

Applicant

### **Executive Session:**

The Board upon a motion by Mr. Jehn, duly seconded by Mr. Warbington, pursuant to C.R.S. 24-6-402(4)(b), the Board went into executive session to receive legal advice relating to this variance case for accessory square footage.

### **Decision:**

Following the taking of sworn testimony and a general discussion, the Board upon a motion by Mr. Kolkmeier, duly seconded by Mr. Warbington, **approved** a continuance of this case to a date uncertain; by a vote of 5 to 0.

### **21-136183VC**

**Owner/Applicant:**

**Location:**

**Approximate Area:**

**Zoning:**

**Purpose:**

**Case Manager:**

### **Special Exception**

Shelly L. Hatfield

27255 Stagecoach Rd, Conifer  
Section 26, Township 06 South, Range 71 West

1.1 Acres

Mountain Residential One (MR-1)

**To allow a Short-Term Rental.**

Dylan Monke

**Testimony:**

Shelly L. Hatfield            Applicant  
Hugh Roland Clubb        Concerned Citizen

**Decision:**

Following the taking of sworn testimony and a general discussion, the Board upon a motion by Mr. Romberg, duly seconded by Mr. Jehn, **approved** this request as indicated in the attached Resolution; by a vote of 5 to 0.

**21-121942VC**

**Special Exception**

**Owner/Applicant:** Sean and Christina McLaughlin  
**Location:** 4656 Camino Perdido, Golden  
Section 21, Township 03 South, Range 71 West  
**Approximate Area:** 39.04 Acres  
**Zoning:** Agricultural Two (A-2)  
**Purpose:** **To allow a Short-Term Rental.**  
**Case Manager:** Dylan Monke

**Testimony:**

Sean McLaughlin            Applicant

**Decision:**

Following the taking of sworn testimony and a general discussion, the Board upon a motion by Mr. Warbington, duly seconded by Mr. Romberg, **approved** this request as indicated in the attached Resolution; by a vote of 5 to 0.

**ADJOURNMENT:**

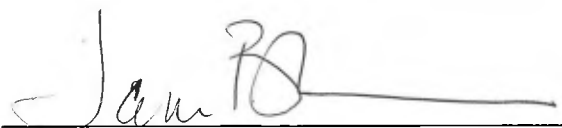
There being no further business to come before the Board of Adjustment, the meeting was adjourned.

Attest:

Board of Adjustment of the County  
of Jefferson, Colorado



\_\_\_\_\_  
Holly Powers, Secretary



\_\_\_\_\_  
Jane Blumer, Chairman

\_\_\_\_\_  
Date: 1-19-2022

\_\_\_\_\_  
Date: 2.16.22

**Form 2**

**PUBLIC MINUTES OF EXECUTIVE SESSION OF  
Jefferson County Board of Adjustment**

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(Name of Board)

(Attorney/Client)

**[Use this form for executive sessions involving attorney-client matters only.]**

- At this public meeting held on Wednesday, January 19, 2022, an executive session was called by at least a two thirds vote of a quorum of the Board for a conference with an attorney for the local public body for the purpose of receiving legal advice on specific legal questions pursuant to Section 24-6-402(4)(b), C.R.S.

- The matter discussed in executive session, in as much detail as possible without compromising the purpose for which the executive session was authorized, was:

Legal advice relating the variance case for accessory square footage at 16250 Mt. Vernon Road

- No further record was kept of the discussion based on the opinion of the attorney representing the Board, as stated for the record, that the discussion constituted a privileged attorney-client communication.
- Attorney Attestation:

In my opinion, the portion of the executive session that was not recorded constituted a privileged attorney-client communication.

Kerstin Hartmann                      1/19/2022  
Attorney    Date