

Planning Commission Minutes of January 26, 2022

The Planning Commission of the County of Jefferson, State of Colorado, met for pre-meeting on January 26, 2022. Commissioner Tim Rogers, Chairman, presided. Commissioner Hatton, Commissioner Spencer, Commissioner Johnson, Commissioner Jost, Commissioner Becker, Commissioner Etemadnia, and Commissioner Duncan were present.

Commissioners Johnson and Cooke were absent.

STAFF PRESENT:

Chris O'Keefe, Director Planning and Zoning Division
Russ Clark, Planning Supervisor
Abel Montoya, Development and Transportation Director
Kimi Schillinger, Executive Secretary, Administrative Assistant
Kristin Cisowski, Assistant County Attorney
Lindsey Wire, Host, Engineering Supervisor
Kristen Cowan, Co-Host, Planner
Nick Nelson, Senior Planner
Kayla Bryson, Planner
Nathan Seymour, Engineer
Dylan Monke, Planner
Felicity Selvoski, Planner
Claire Byers, Planner
Cody Hedges, Planner
Rena Kudym, Permit Technician
Holly Powers, Administrative Lead
Tracy Volkman, Public Health

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 Spencer, duly seconded by Commissioner Becker and by unanimous vote, approved the minutes of January 12, 2022.

PUBLIC HEARING CONSENT AGENDA

Jefferson County Planning Commission

Regular Meeting Minutes –

Page 2 of 4

No one requested to testify in the following cases:

19-106205PF Preliminary and Final Plat
Case Name: 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 Preliminary and Final Plat
Case Name: 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

The Planning Commission, upon motion of Commissioner Spencer, duly seconded by Commissioner Jost 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.

PUBLIC HEARING REGULAR AGENDA

21-133812RZ Rezoning
Case Name: 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.**

Jefferson County Planning Commission

Regular Meeting Minutes –

Page 3 of 4

Case Manager: Kayla Bryson

Sworn Testimony

Mike Chadwick, Applicant Representative

Joel Day, Citizen in Opposition

Gary Henderson, Golden HOA

Karen Brumgart, Citizen in Opposition

Jennifer Miskimins, Citizen in Opposition

Cathryn Reimanis, Citizen in Opposition

Ivar Reimanis, Citizen in Opposition

Lou Hayward, Citizen in Opposition

David Theisen, Applicant Representative

Following the taking of sworn testimony and a general discussion, the Planning Commission upon motion of Commissioner Hatton, duly seconded by Commissioner Jost and by majority vote, adopted the attached resolution recommending **APPROVAL** of this case.

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

Sworn Testimony

Jeanne Shaffer, Applicant Representative

Richard Kibler, Citizen in Opposition

David Harrison, Citizen in Opposition

Mike Rawluk, Citizen in Opposition

Frank Rodrick, Citizen in Opposition

Karen Brunger, Citizen in Opposition

Annika Brunger, Citizen in Opposition

Tony Rawluk, Neighbor in Opposition

Lou Hayward, Neighbor in Opposition

Jefferson County Planning Commission

Regular Meeting Minutes –

Page 4 of 4

Nate Rodrick, Neighbor in Opposition
Debbie Deets, Neighbor in Opposition

Following the taking of sworn testimony and a general discussion, the Planning Commission upon motion of Commissioner Hatton, duly seconded by Commissioner Spencer and by unanimous vote, adopted the attached resolution recommending **APPROVAL** of this case.

There being no further business to come before the Planning Commission, the meeting was adjourned at 10:29 p.m.

ATTEST:

PLANNING COMMISSION OF THE
COUNTY OF JEFFERSON, COLORADO



January 27, 2022

Date

2-9-22

Date

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

January 26, 2022

RESOLUTION

19-106205PF Preliminary and Final Plat
Case Name: 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

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 26, 2022.

- D. Payment of \$600 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 \$400 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. Recordation and acceptance of Easement Deed ED20-126226DE by the Board of County Commissioners.
- G. Recordation of an access and utility easement to the benefit of the created lots and the future lot owners.
- H. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to JMDM 1 Subdivision for prior years have been paid.

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

| | | |
|--------------|------------------|------------|
| Commissioner | Rogers | aye |
| Commissioner | Hatton | aye |
| Commissioner | Spencer | 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 26, 2022.



Kimi Schillinger
Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

January 26, 2022

RESOLUTION

21-110694PF Preliminary and Final Plat
Case Name: 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

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 and Exhibit "A" being approved as to form by the County Attorney's Office.
 - C. The recordation of the Plat mylars after being prepared in accordance with the red-marked print dated January 26, 2022.

- D. Recordation of an access and utility easement to the benefit of the created lots and the future lot owners.
- E. Approval of the water and sanitary plans by Denver Water on behalf of Lakehurst Water and Sanitation District.
- F. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to KB Corner for prior years have been paid.

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

| | | |
|--------------|------------------|------------|
| Commissioner | Rogers | aye |
| Commissioner | Hatton | aye |
| Commissioner | Spencer | 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 26, 2022.



Kimi Schillinger
Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

January 26, 2022

RESOLUTION

21-133812RZ Rezoning
Case Name: 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

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 detached residential land use is compatible with the existing and allowable single-family residential uses in the surrounding area. The Rezoning would allow twelve single-family residential lots on approximately 4.19 acres, which is consistent with the surrounding land uses.
 - B. The proposal is in general conformance with the Comprehensive Master Plan (Plan). Staff finds that the applicant has satisfactorily addressed the three criteria for proposals out of conformance with the Plan, here with respect to density. All other applicable goals and policies of the Plan have been met.
 - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area have been considered, and no negative impacts were identified.
 - D. The subject property is served by the Fairmount Fire Protection District and the North Table Mountain Water and Sanitation

District. Law enforcement services are provided by the Jefferson County Sheriff's Office. Existing infrastructure and services are 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 **JOST** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

| | | |
|--------------|------------------|------------|
| Commissioner | Rogers | aye |
| Commissioner | Hatton | aye |
| Commissioner | Spencer | nay |
| Commissioner | Jost | aye |
| Commissioner | Becker | nay |
| Commissioner | Etemadnia | aye |
| Commissioner | Duncan | aye |

The Resolution was adopted by **majority** 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 26, 2022.



Kimi Schillinger
Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

January 26, 2022

RESOLUTION

21-131497RZ Rezoning
Case Name: 5254 Solar Green Official Development Plan
Owner: 5254 Properties LLC, a Colorado Limited Liability Company
Location: 14395 West 52nd Avenue and AIN 39-182-07-002 Section 18, Township 3 South, Range 69 West
Approximate Area: 6.13 Acres
Purpose: **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.**
Case Manager: Nick Nelson

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 residential land use is compatible with the existing and allowed residential land uses on the properties in the surrounding area.
 - B. The proposal is in conformance with the Comprehensive Master Plan (CMP) and meets the Land Use Recommendation for dwelling units at the recommended density of 2.5 dwellings units per acre. All other applicable goals and policies of the Comprehensive Master Plan have been met.
 - C. Staff finds that the primary impacts from the proposal are related to traffic. This impact would be minimal because the small increase in traffic can be accommodated by the transportation network in the surrounding area.
 - D. The subject property is served by the North Table Mountain

Water and Sanitation District, the Fairmount Fire Protection District for emergency medical and fire services, and the Jefferson County Sheriff’s Office for law enforcement services. The subject property has adequate infrastructure and services available to serve the proposed use.

- E. The proposed land uses 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 | Hatton | aye |
| Commissioner | Spencer | 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 26, 2022.



Kimi Schillinger
Executive Secretary