

## **Planning Commission Minutes of February 10, 2021**

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The Planning Commission of the County of Jefferson, State of Colorado, met virtually for a work session about Rezoning led by Heather Gutherless on February 10, 2021. Commissioner Tim Rogers, Chairman, presided. Commissioner Hatton, Commissioner Phillips, Commissioner Spencer, Commissioner Cooke, Commissioner Jost, Commissioner Woods and Commissioner Anderson were present.

Commissioner Johnson was absent.

### **STAFF PRESENT:**

Chris O'Keefe, Director Planning and Zoning Division  
Mike Schuster, Assistant Director Planning and Zoning  
Jeanie Rossillon, Development and Transportation Director  
Alicia Halberg, Planner  
Charles Kudlauskas, Civil Planning Engineer  
Felicity Selvoski, Planner  
Justin Montgomery, Senior Planner  
Heather Gutherless, Long Range Planner  
Nathan Seymour, Host  
Nick Nelson, Co-host  
Carmen Graves, Administrative Assistant  
Tracy Volkman, Environmental Health Specialist  
Kristin Cisowski, Assistant County Attorney

PRE-MEETING is recorded on Livelink.

### **Public Comment – Hearing 6:15 P.M.**

Jean Schwartz representing Maple Valley HOA spoke in opposition about the proposed Amazon distribution center and annexation in West Arvada.

### **APPROVAL OF MINUTES**

The Planning Commission upon motion of Commissioner Cooke, duly seconded by Commissioner Spencer and by unanimous vote, approved the minutes of January 27, 2021.

### **PUBLIC HEARING REGULAR AGENDA**

#### **20-118864RZ**

#### **Case Name:**

#### **Owner/Applicant:**

#### **Rezoning**

Jefferson Corporate Center – South – Official  
Development Plan – Amendment 3

Land Securities Investors, Ltd

**Jefferson County Planning Commission**

Regular Meeting Minutes –

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**Location:** Vacant Land (Parcel ID (AIN) #69-041-03-005) Lot 2D of the Jefferson Corporate Center Exemption Survey No. 5 Section 04, Township 06 South, Range 69 West

**Approximate Area:** 20.682 acres

**Purpose:** **To amend the existing Planned Development (PD) zone district to allow a 190,000 square foot furniture sales and warehouse facility.**

**Case Manager:** Alicia Halberg

SWORN TESTIMONY

Tom Gebes, White Deer Valley HOA in Opposition  
 Erik Miller, Concerned Neighbor in Opposition  
 John McAuliffe, Concerned Neighbor in Opposition  
 Lana Koon-Anderson, Concerned Neighbor in Opposition  
 Dave Rivard, Concerned Neighbor in Opposition  
 Leanne Rivard, Concerned Neighbor in Opposition  
 Laura Neal, Concerned Neighbor in Opposition  
 Harrison Ingham, Concerned Neighbor in Opposition  
 Joseph Wareham, Concerned Neighbor in Opposition

Following the taking of sworn testimony and a thorough discussion regarding potential negative impacts, especially traffic, the Planning Commission upon motion of Commissioner Hatton, duly seconded by Commissioner Phillips and by unanimous vote, adopted the attached resolution recommending **denial** of this case.

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:50 p.m.

ATTEST:

PLANNING COMMISSION OF THE  
COUNTY OF JEFFERSON, COLORADO

Carmen Graves

Executive Secretary

Tim Ryan

Chairman

February 10, 2021  
Date

2-11-2021  
Date

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

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**February 10, 2021**

**RESOLUTION**

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**20-118864RZ**

**Case Name:**

**Rezoning**

Jefferson Corporate Center – South – Official  
Development Plan – Amendment 3

**Owner/Applicant:**

Land Securities Investors, Ltd

**Location:**

Vacant Land (Parcel ID (AIN) #69-041-03-005) Lot  
2D of the Jefferson Corporate Center Exemption  
Survey No. 5 Section 04, Township 06 South, Range  
69 West

**Approximate Area:**

20.682 acres

**Purpose:**

**To amend the existing Planned Development  
(PD) zone district to allow a 190,000 square  
foot furniture sales and warehouse facility.**

**Case Manager:**

Alicia Halberg

The Jefferson County Planning Commission hereby recommends **DENIAL** 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 furniture sales, showroom and warehouse use is incompatible with the existing and allowed land uses on the properties in the surrounding area because this introduces a large freestanding retail component to the land uses which is not contemplated in this area.
  - B. The proposal is not in general conformance with the Comprehensive Master Plan (CMP) because the goals and policies in the Land Use, Community Resources, and Infrastructure and Water Services sections of the CMP are not met as discussed in Section 6 of this staff report. The CMP recommends the subject property to serve as an employment center for technology, health care and research and development uses, not retail uses.

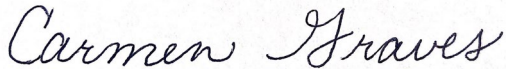
- C. The proposal would result in negative impacts upon the surrounding area, including unmitigated traffic impacts caused by the use, and visual and aesthetic impacts caused by the sign standards proposed.
- D. The subject property is served by the Southwest Metropolitan Water and Sanitation District for water and wastewater services, the West Metro Fire Protection District for emergency medical and fire services, and the Jefferson County Sheriff's Office for law enforcement services. The proposal does not have adequate infrastructure in place to support the use, as evidenced by the projected traffic impacts.
- E. The proposed land uses will result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area based upon the visual and traffic impacts.

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

Commissioner	<b>Rogers</b>	<b>Aye</b>
Commissioner	<b>Hatton</b>	<b>Aye</b>
Commissioner	<b>Phillips</b>	<b>Aye</b>
Commissioner	<b>W. Spencer</b>	<b>Aye</b>
Commissioner	<b>Cooke</b>	<b>Aye</b>
Commissioner	<b>Jost</b>	<b>Aye</b>
Commissioner	<b>Anderson</b>	<b>Aye</b>

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

I, Carmen Graves, 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, February 10, 2021.

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Carmen Graves  
Executive Secretary