

## **Planning Commission Minutes of March 9, 2022**

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The Planning Commission of the County of Jefferson, State of Colorado, met for pre-meeting on March 9, 2022. Commissioner Tim Rogers, Chairman, presided. Commissioner Hatton, Commissioner Spencer, Commissioner Cooke, Commissioner Jost, Commissioner Becker, and Commissioner Duncan were present.

### **STAFF PRESENT:**

Chris O'Keefe, Director Planning and Zoning Division  
Russ Clark, Planning Supervisor  
Kimi Schillinger, Executive Secretary, Administrative Assistant  
Kristin Cisowski, Assistant County Attorney  
Nick Nelson, Senior Planner  
Heather Gutherless, Senior Planner  
Felicity Selvoski, Planner  
Kayla Bryson, Planner  
Kristen Cowan, Planner  
Nathan Seymour, Engineer  
Lindsey Wire, Engineering Supervisor  
Ross Klopff, Engineer  
Ben Johnson, Engineer  
Renaë Hansen, Graphic Design Specialist  
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 Becker, duly seconded by Commissioner Hatton and by unanimous vote, approved the minutes of February 23, 2022.

#### **PUBLIC HEARING CONSENT AGENDA**

No one requested to testify in the following cases:

**21-133749RZ**

Rezoning

# Jefferson County Planning Commission

Regular Meeting Minutes –

Page 2 of 4

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**Case Name:** 16180 Mt Vernon Road  
**Owner/Applicant:** Dustin M. Voag  
**Location:** 16180 Mt Vernon Road  
Section 1, Township 5 South, Range 70 West  
**Approximate Area:** 2.5 acres  
**Purpose:** **To rezone from Planned Development (PD) to Residential-Two (R-2)**  
**Case Manager:** Kristen Cowan

**18-115728PF** Preliminary and Final Plat  
**Case Name:** Welch Acres Subdivision  
**Owner/Applicant:** Keith Larwick and Tara Larwick  
**Location:** 1101 Welch Street  
Section 5, Township 4 South, Range 69 West  
**Approximate Area:** 1.1531 Acres  
**Purpose:** **To subdivide the property into 1 lot for a single family detached unit and 3 lots for duplex units, allowing a total of 7 dwelling units.**  
**Case Manager:** Ross Klopf

The Planning Commission, upon motion of Commissioner Jost, duly seconded by Commissioner Hatton 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**

**21-141221SV** Service Plan  
**Case Name:** Westend Ridge Metropolitan District  
**Owner:** Columbine Hills Church of the Nazarene  
**Applicant:** Icenogle Seaver Pogue, P.C.  
**Location:** 9700 Old Coal Mine Avenue  
Section 27, Township 5 South, Range 69 West  
**Approximate Area:** 11.26 Acres  
**Purpose:** **To consider a Special District Service Plan**  
**Case Manager:** Heather Gutherless

### Sworn Testimony

Chad Ellington, Applicant

Matt Chorske, Applicant

Jennifer Ivey, Applicant

# Jefferson County Planning Commission

Regular Meeting Minutes –

Page 3 of 4

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

**21-108854RZ**

**Case Name:**

Rezoning

50th and McIntyre Official Development Plan

**Owner/Applicant:**

Kenneth A Mueller and Shannon Ryon

**Location:**

5025 and 5075 McIntyre Street

Section 13, Township 3 South, Range 70 West

**Approximate Area:**

12.12 Acres

**Purpose:**

**To rezone from Agricultural – Two (A-2) to a Planned Development (PD) to allow for up to 28 single-family detached dwelling units and two single-family attached units or one duplex dwelling unit for a maximum of 30 dwelling units.**

**Case Manager:**

Nick Nelson

Sworn Testimony

Ethan Watel, Applicant Representative

Brad Weiman, Applicant Representative

Jeff Johnson, Citizen in Support

Cody Christman, Mariott Orchard HOA

Mindy Vogel, Citizen in Opposition

Doug Raizk, Citizen in Opposition

Tyler Ideker, Citizen in Opposition

Lesley Walbridge, Citizen in Opposition

Erika Townsend, Citizen in Opposition

Kent Carlson, Applicant Representative

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 majority 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 10:23 p.m.

**Jefferson County Planning Commission**

Regular Meeting Minutes –

Page 4 of 4

ATTEST:

PLANNING COMMISSION OF THE  
COUNTY OF JEFFERSON, COLORADO



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March 14, 2022

Date

3.23.22

Date

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

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**March 9, 2022**

**RESOLUTION**

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**21-133749RZ** Rezoning  
**Case Name:** 16180 Mt Vernon Road  
**Owner/Applicant:** Dustin M. Voag  
**Location:** 16180 Mt Vernon Road  
Section 1, Township 4 South, Range 70 West  
**Approximate Area:** 1.79 acres  
**Purpose:** **To rezone from Planned Development (PD) to Residential-Two (R-2)**  
**Case Manager:** Kristen Cowan

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 rezoning to the Residential-Two (R-2) zone district, set forth in the County's Zoning Resolution, which allows for single-family, two-family, and duplex land uses is compatible with the existing and allowable single-family and duplex residential land uses in the surrounding area.
  - B. The proposal is in general conformance with the Comprehensive Master Plan (CMP). The low density residential land uses allowed in the R-2 zone district meet the CMP recommendation for rural residential land uses at the recommended density. All other applicable goals and policies of the Comprehensive Master 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 Pleasant View Fire Protection District and the Jefferson County Sheriff's Office. Water and sanitation services are provided by the Pleasant View

Water and Sanitation District. Existing infrastructure and services are adequate and available to serve the proposed land uses.

- E. The proposed rezoning will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

Commissioner **HATTON** 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>Spencer</b>	<b>aye</b>
Commissioner	<b>Cooke</b>	<b>aye</b>
Commissioner	<b>Jost</b>	<b>aye</b>
Commissioner	<b>Becker</b>	<b>aye</b>
Commissioner	<b>Duncan</b>	<b>aye</b>

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, March 9, 2022.



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Kimi Schillinger  
Executive Secretary

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

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**March 9, 2022**

**RESOLUTION**

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**18-115728PF** Preliminary and Final Plat  
**Case Name:** Welch Acres Subdivision  
**Owner/Applicant:** Keith Larwick and Tara Larwick  
**Location:** 1101 Welch Street  
Section 5, Township 4 South, Range 69 West  
**Approximate Area:** 1.1531 Acres  
**Purpose:** **To subdivide the property into 1 lot for a single family detached unit and 3 lots for duplex units, allowing a total of 7 dwelling units.**  
**Case Manager:** Ross Klopf

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 March 9, 2022.

- D. Payment of \$12,600 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 \$8,400 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 of an access and utility easement to the benefit of the created lots and the future lot owners.
- G. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Welch Acres Subdivision for prior years have been paid.
- H. Resolution of Planning Engineering's comments dated February 24, 2022
- I. Approval of the sewer main extension by Daniels Sanitation District and recordation of the sewer easement for Daniels Sanitation District.
- J. Resolution of the comments on the construction plans from Consolidated Mutual Water Company.
- K. Resolution of the comments from West Metro Fire Protection District dated November 20, 2020.
- L. Resolution of comments from the Engineering Geologist dated January 4, 2022.
- M. Approval of Minor Variation case number 21-101028MVR from the Director of Planning and Zoning.

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

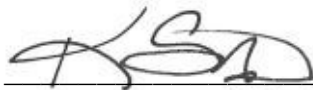
Commissioner	<b>Rogers</b>	<b>aye</b>
Commissioner	<b>Hatton</b>	<b>aye</b>
Commissioner	<b>Spencer</b>	<b>aye</b>
Commissioner	<b>Cooke</b>	<b>aye</b>
Commissioner	<b>Jost</b>	<b>aye</b>
Commissioner	<b>Becker</b>	<b>aye</b>
Commissioner	<b>Duncan</b>	<b>aye</b>

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



Jefferson County Planning Commission Resolution  
Case # 18-115728PF  
March 9, 2022  
3 of 3

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, March 9, 2022.

A handwritten signature in black ink, appearing to read 'KSD', is positioned above a horizontal line.

Kimi Schillinger  
Executive Secretary

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

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**March 9, 2022**

**RESOLUTION**

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**21-141221SV**                      Service Plan  
**Case Name:**                      Westend Ridge Metropolitan District  
**Owner:**                              Columbine Hills Church of the Nazarene  
**Applicant:**                        Icenogle Seaver Pogue, P.C.  
**Location:**                         9700 Old Coal Mine Avenue  
   Section 27, Township 5 South, Range 69 West  
**Approximate Area:**              11.26 Acres  
**Purpose:**                              **To consider a Special District Service Plan**  
**Case Manager:**                    Heather Gutherless

WHEREAS, an application was filed with the Planning and Zoning Division of Jefferson County to consider the organization of the above referenced special district;

WHEREAS, after notice as provided by law, a public hearing was held by this Planning Commission on March 9, 2022; and

WHEREAS, based on the study of the Colorado statutes regarding special districts, recommendations of the Jefferson County Planning and Zoning Division, comments of public officials and agencies, and testimony and written comments from all interested parties, this Planning Commission finds as follows:

- (a) There is sufficient existing and projected need for organized service in the area to be serviced by the special district.
- (b) The existing service in the area to be served is inadequate for the present and projected needs.
- (c) The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.
- (d) The area to be included in the proposed special district has or, will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of Jefferson County, Colorado hereby recommends **APPROVAL** of the service plan for the above referenced special district to the Board of County Commissioners with the following conditions:

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

Commissioner	<b>Rogers</b>	<b>nay</b>
Commissioner	<b>Hatton</b>	<b>aye</b>
Commissioner	<b>Spencer</b>	<b>nay</b>
Commissioner	<b>Cooke</b>	<b>aye</b>
Commissioner	<b>Jost</b>	<b>aye</b>
Commissioner	<b>Becker</b>	<b>aye</b>
Commissioner	<b>Duncan</b>	<b>aye</b>

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, March 9, 2022.



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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

**March 9, 2022**

**RESOLUTION**

---

**21-108854RZ** Rezoning  
**Case Name:** 50th and McIntyre Official Development Plan  
**Owner/Applicant:** Kenneth A Mueller and Shannon Ryon  
**Location:** 5025 and 5075 McIntyre Street  
Section 13, Township 3 South, Range 70 West  
**Approximate Area:** 12.12 Acres  
**Purpose:** **To rezone from Agricultural – Two (A-2) to a Planned Development (PD) to allow for up to 28 single-family detached dwelling units and two single-family attached units or one duplex dwelling unit for a maximum of 30 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 and agricultural land uses in the surrounding area because the proposal is for a residential development and various mitigation measures such as increased landscaping and lighting requirements and the setback to McIntyre Street, further strengthen the compatibility.
  - B. The proposal is generally in conformance with the Comprehensive Master Plan (CMP). The proposal is for residential land uses, as recommended by the North Plains Area Plan, but at a higher density than recommended. However, the proposal satisfactorily addresses the three factors for proposed land uses out of conformance with the CMP. All other applicable goals and policies of the Comprehensive Master Plan have been

- met.
- C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area have been considered. Such impacts (e.g., visual impacts) are limited and are mitigated, under the Official Development Plan, with increased landscaping and lighting requirements and a 75-foot setback to McIntyre Street.
  - 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	<b>Rogers</b>	<b>aye</b>
Commissioner	<b>Hatton</b>	<b>aye</b>
Commissioner	<b>Spencer</b>	<b>aye</b>
Commissioner	<b>Cooke</b>	<b>nay</b>
Commissioner	<b>Jost</b>	<b>aye</b>
Commissioner	<b>Becker</b>	<b>aye</b>
Commissioner	<b>Duncan</b>	<b>aye</b>

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, March 9, 2022.



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Kimi Schillinger  
Executive Secretary