

Planning Commission Minutes of March 23, 2022

The Planning Commission of the County of Jefferson, State of Colorado, met for pre-meeting on March 23, 2022. Commissioner Tim Rogers, Chairman, presided. Commissioner Hatton, Commissioner Spencer, Commissioner Becker, and Commissioner Duncan were present.

Commissioners Jost 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
Cassidy Clements, Planner
Josh Botts, Planner
Claire Byers, Planner
Renaе Hansen, Host, Graphic Design Specialist
Ross Klopф, Co-Host, Engineer
Nick Nelson, Senior Planner
Felicity Selvoski, Planner
Kayla Bryson, Planner
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 Duncan, duly seconded by Commissioner Spencer and by unanimous vote, approved the minutes of March 9, 2022.

PUBLIC HEARING CONSENT AGENDA

No one requested to testify in the following cases:

22-103343SA Location & Extent

Jefferson County Planning Commission

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Case Name: Foothills Park and Recreation District Improvements
Owner/Applicant: Foothills Park and Recreation District
Location: (1) 7046 S Webster Street
Section 26, Township 05 South, Range 69 West
(2) 400 Holman Way
Section 07, Township 04 North, Range 69 West
Approximate Area: (1) 9.35 acres
(2) 1.56 acres
Purpose: **Location and Extent for pool and pool house facilities renovations**
Case Manager: Claire Byers

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

21-128023RZ Rezoning
Case Name: Rolling Hills Senior Living ODP
Owner/Applicant: Rolling Hills Senior Living LLC
Location: 15605 West 32nd Avenue, 30-252-00-023
Section 25, Township 3 South, Range 70 West
Approximate Area: 7.33 Acres
Purpose: **Rezone from Planned Development (PD) and Industrial-Two (I-2) to a PD to allow up to 68 assisted living and memory care beds, and up to 21 senior independent-living units.**
Case Manager: Cassidy Clements

Sworn Testimony

Ashley Lemon, Applicant

Clifford Martin, Citizen 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.

21-136932RZ Rezoning

Jefferson County Planning Commission

Regular Meeting Minutes –
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Case Name: Forest Heights Lodge Residential ODP
Owner/Applicant: Forest Heights Lodge Inc.
Location: 4801 Forest Hill Road
Section 10, Township 5 South, Range 71 West
Approximate Area: 8.6 Acres
Purpose: **To determine the eligibility to rezone parcels, that are currently zoned open space within an existing Planned Development (PD) Zone District, to a use other than open space. and To Rezone from Planned Development (PD) to PD to allow for up to 12 Single-Family homes.**
Case Manager: Joshua Botts

Sworn Testimony

Jeanne Shaffer, Applicant Representative
Carl Shipley, Citizen in Opposition
David Zuber, Citizen in Opposition
Matthew Appel, Citizen in Opposition

Following the taking of sworn testimony and a general discussion, the Planning Commission upon motion of Commissioner Spencer, duly seconded by Commissioner Duncan 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 8:27 p.m.

ATTEST:

PLANNING COMMISSION OF THE
COUNTY OF JEFFERSON, COLORADO



March 23, 2022
Date



4-20-22

Date

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

March 23, 2022

RESOLUTION

22-103343SA Location & Extent
Case Name: Foothills Park and Recreation District Improvements
Owner/Applicant: Foothills Park and Recreation District
Location: (1) 7046 S Webster Street
 Section 26, Township 05 South, Range 69 West
 (2) 400 Holman Way
 Section 07, Township 04 North, Range 69 West
Approximate Area: (1) 9.35 acres
 (2) 1.56 acres
Purpose: **Location and Extent for pool and pool house
 facilities renovations**
Case Manager: Claire Byers

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 improvements, to existing pools, are compatible with the existing and allowable single-family and multi-family land uses in the surrounding area because the existing public pools, on the subject properties, were planned as a part of the original residential developments in the surrounding area.
 - B. The proposal is in general conformance with the Comprehensive Master Plan ("Plan") because it meets the applicable sections of the Plan goals and policies, including those in the South Plains Area Plan and the Central Plains Area Plan.
 - C. The ability to mitigate the negative impacts of the proposed use upon the surrounding area have been considered and no negative impacts were identified.
 - D. Water and Sanitation service is provided by Platte Canyon Water and Sanitation District for the Columbine West Outdoor pool, and

the College Park Water and Sanitation District for the 6th Avenue West Outdoor pool. Fire service is provided by South Metro Fire Protection District for the Columbine West Outdoor pool, and the West Metro Fire Protection District for the 6th Avenue West Outdoor pool. The Jefferson County Sheriff's Office provides law enforcement services. Public services are available and adequate to serve the proposed pool improvements.

- 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 **DUNCAN** 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	Becker	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, March 23, 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

March 23, 2022

RESOLUTION

21-136932RZ Rezoning
Case Name: Forest Heights Lodge Residential ODP
Owner/Applicant: Forest Heights Lodge Inc.
Location: 4801 Forest Hill Road
Section 10, Township 5 South, Range 71 West
Approximate Area: 8.6 Acres
Purpose: **To determine the eligibility to rezone parcels, that are currently zoned open space within an existing Planned Development (PD) Zone District, to a use other than open space. and To Rezone from Planned Development (PD) to PD to allow for up to 12 Single-Family homes.**
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 property does not have any significant open space features that would deem it ineligible to be Rezoned.
 - B. The open space area was required at the time of development for the current commercial/institutional use. The applicant is not eliminating open space but reconfiguring it to more functional areas.
 - C. The property is not used for active or passive recreation by the surrounding community. Staff has not received comments from neighbors indicating such use and has not found evidence of social trails or wear on aerial imagery of the property.
 - D. The open space was not designated as the result of a density transfer or other adjustment to allow a higher density elsewhere.

E. The open space is not a part of a Rural Cluster development.

Commissioner **DUNCAN** 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	Becker	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, March 23, 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

March 23, 2022

RESOLUTION

21-128023RZ Rezoning
Case Name: Rolling Hills Senior Living ODP
Owner/Applicant: Rolling Hills Senior Living LLC
Location: 15605 West 32nd Avenue, 30-252-00-023
Section 25, Township 3 South, Range 70 West
Approximate Area: 7.33 Acres
Purpose: **Rezone from Planned Development (PD) and Industrial-Two (I-2) to a PD to allow up to 68 assisted living and memory care beds, and up to 21 senior independent-living units.**
Case Manager: Cassidy Clements

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 assisted living, senior care, and senior multi-family residential land use is compatible with the existing and allowable residential land uses in the surrounding area. The Rezoning would allow assisted living and senior housing, which is consistent with the surrounding land uses and the densities of those land uses.
 - B. The proposal is in general conformance with the Comprehensive Master Plan ("Plan"). It is not in conformance with residential land use and density recommendations in the Central Plains Area Plan. However, the proposal satisfactorily addresses the three for proposed land uses out of conformance with the Plan. 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 has been considered, and no negative impacts were identified.

- D. The subject property is served by the West Metropolitan Fire Protection District, Consolidated Mutual Water Company, Applewood Sanitation District, and the Jefferson County Sheriff's Office. Existing infrastructure is available and adequate, for purposes of rezoning, 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	Hatton	aye
Commissioner	Spencer	aye
Commissioner	Becker	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, March 23, 2022.



Kimi Schillinger
Executive Secretary