



JEFFERSON
COUNTY COLORADO

Jefferson County Planning Commission Minutes

April 27, 2022, 6:15 p.m.

Hearing Room 1 / Virtual Hearing via WebEx Events

100 Jefferson County Pkwy

Golden, CO 80419

Members Present: Commissioner Becker
Commissioner Duncan
Commissioner Jost
Commissioner Cooke
Chairman Rogers
Commissioner Spencer

Members Absent: Commissioner Hatton

Staff Present: Abel Montoya, Director of Development & Transportation
Chris O'Keefe, Director of Planning & Zoning
Kayla Bryson, Planner
Kimi Schillinger, Executive Secretary, Administrative Assistant
Kristin Cisowski, Assistant County Attorney
Kristen Cowan, Planner
Laura Armstrong, Engineer
Lindsey Wire, Engineering Supervisor
Megan Hazen, Planner
Nick Nelson, Senior Planner
Rena Kudym, Permit Technician
Ross Klopf, Engineer
Russ Clark, Planning Supervisor
Tracy Volkman, Public Health

These minutes summarize the final decision made by the Board at the referenced meeting. This meeting was also audio recorded and that recording is available for review. In the event there is confusion as to what the final decision of the Board is, the Board will rely on the audio tape to interpret the Board's intent. The audio tape shall act as an official record of these proceedings for any necessary purpose when, in the opinion of the Board, the minutes are in any way insufficient. An audio copy of the Planning Commission proceedings is available by contacting the Secretary to the Board.

1. Call to Order

Chairman Rogers called the meeting to order at 6:15pm.

2. Pledge of Allegiance

3. Discussion of Virtual Meeting Procedures

4. Citizen Comments

A short period for members of the public to appear without being scheduled ahead of time to make comments on planning matters not before the Commission at this time.

No citizens came forward to speak during the public comment period.

5. Approval of Minutes

To approve the minutes from April 13, 2022.

Motioned by Commissioner Duncan

Seconded by Commissioner Jost

Aye (6): Commissioner Becker, Commissioner Duncan, Commissioner Jost, Commissioner Cooke, Chairman Rogers, and Commissioner Spencer

Absent (1): Commissioner Hatton

Approved (6 to 0)

6. Regular Agenda

Following the taking of sworn testimony and a general discussion, the board moves to adopt the attached resolutions subject to the conditions of approval identified in the applicable staff reports.

1. 21-107175PF

Preliminary and Final Plat

Case Name: Fairview Heights Filing 2

Applicant: Village Cooperative of Chatfield, a Colorado Cooperative Corporation

Owner: REE Holdings – Jefferson County LLC, a Minnesota Limited Liability Company

Location: 9155 W Fairview Ave
Section 34, Township 5 South, Range 69 West

Approximate Area: 5.97 Acres

Purpose: To subdivide the property into one non-buildable tract and one lot for multi-family units, allowing a total of 60 dwelling units

Case Manager: Laura Armstrong

Sworn Testimony

Andrew Schaefer, Applicant Representative

Jessica Mendoza, Applicant Representative

Michael Tinetti, Neighbor in Support

Michael Junk, Neighbor in Opposition

Bonnie Junk, Neighbor in Opposition

Corrine Rider, Neighbor in Support

George Mumma, Neighbor in Opposition

Motioned by Commissioner Jost

Seconded by Commissioner Spencer

Aye (6): Commissioner Becker, Commissioner Duncan, Commissioner Jost, Commissioner Cooke, Chairman Rogers, and Commissioner Spencer

Absent (1): Commissioner Hatton

Approved (6 to 0)

2. 22-102291AM

Regulation Amendment

Applicant: Jefferson County

Location: Unincorporated Jefferson County

Purpose: To amend Sections 2, 19, and 30 of the Zoning Resolution regarding fences, sheds, and Residential – One (R-1) side setbacks.

Case Manager: Nick Nelson

Sworn Testimony

John VanNoordenburg, Neighbor in Opposition

Christie Greene, Neighbor in Opposition

Michael Casper, Neighbor in Opposition

Brian Conaway, Neighbor in Opposition

Motioned by Commissioner Spencer

Seconded by Commissioner Jost

Aye (6): Commissioner Becker, Commissioner Duncan, Commissioner Jost, Commissioner Cooke, Chairman Rogers, and Commissioner Spencer

Absent (1): Commissioner Hatton

Approved (6 to 0)

7. Adjournment

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:45pm.



Chair



Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

April 27, 2022

RESOLUTION

21-107175PF Preliminary and Final Plat
Case Name: Fairview Heights Filing 2
Owner: REE Holdings – Jefferson County LLC, A Minnesota Limited Liability Company
Applicant: Village Cooperative of Chatfield, a Colorado cooperative corporation
Location: 9155 West Fairview Avenue
Littleton, CO 80128
Section 34, Township 5 South, Range 69 West
Approximate Area: 5.98 Acres
Purpose: **To subdivide the property into one tract and one lot for multi-family dwelling units.**
Case Manager: Laura Armstrong

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 April 27, 2022.
 - D. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Fairview Heights Filing 2 for prior years have been paid.
 - E. Resolution of Planning Engineering comments dates April 18, 2022.
 - F. Resolution of Engineering Geologist comments dated February 17, 2022.
 - G. Resolution of Planning comments dated March 3, 2022.
 - H. The recordation of the water easement required by Meadowbrook Water and Sanitation District.

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

Commissioner	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Cooke	aye
Commissioner	Jost	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, April 27, 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

April 27, 2022

RESOLUTION

22-102291AM Regulation Amendment
Case Name: Fence and Shed Regulation Update
Applicant: Jefferson County
Location: Unincorporated Jefferson County
Purpose: **To amend Sections 2, 19, and 30 of the Zoning Resolution regarding fences, sheds, and Residential – One (R-1) side setbacks.**
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 amendments to the Zoning Resolution will establish a clear, concise, and comprehensive documents that meet the needs of our community today.
 - B. The amendments to the Zoning Resolution will ensure consistency with current County regulations, State statutes, and applicable Federal standards.
 - C. The amendments to the Zoning Resolution are in the best interest of the health, safety, and general welfare of the residents of Jefferson County.

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


Commissioner	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Jost	aye
Commissioner	Cooke	aye
Commissioner	Becker	aye

Jefferson County Planning Commission Resolution
Case #22-102291AM
April 27, 2022
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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, April 27, 2022.



Kimi Schillinger
Executive Secretary