



JEFFERSON
COUNTY COLORADO

Jefferson County Planning Commission Minutes

May 11, 2022, 6:15 p.m.

Hearing Room 1 / Virtual Hearing via WebEx Events

100 Jefferson County Pkwy

Golden, CO 80419

Members Present: Chairman Rogers
Commissioner Hatton
Commissioner Spencer
Commissioner Cooke
Commissioner Jost
Commissioner Becker
Commissioner Lemmer
Commissioner Duncan
Commissioner Meyer

Staff Present: Chris O'Keefe, Director of Planning & Zoning
Mike Schuster, Assistant Director of Planning & Zoning
Russ Clark, Planning Supervisor
Abel Montoya, Director of Development & Transportation
Kimi Schillinger, Executive Secretary, Administrative Assistant
Kristin Cisowski, Assistant County Attorney
Amelia Brackett Hogstad, Co-Host, Planner
Cassidy Clements, Host, Planner
Claire Byers, Planner
Lindsey Wire, Engineering Supervisor
Ross Klopf, Engineer
Holly Powers, Administrative Lead

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 27, 2022.

Motioned by Commissioner Becker

Seconded by Commissioner Spencer

Aye (9): Chairman Rogers, Commissioner Hatton, Commissioner Spencer, Commissioner Cooke, Commissioner Jost, Commissioner Becker, Commissioner Lemmer, Commissioner Duncan, and Commissioner Meyer

Approved (9 to 0)

6. Consent Agenda

To adopt the attached resolutions approving the cases on the consent agenda subject to the conditions of approval identified in the applicable staff reports.

Motioned by Commissioner Cooke

Seconded by Commissioner Spencer

Aye (9): Chairman Rogers, Commissioner Hatton, Commissioner Spencer, Commissioner Cooke, Commissioner Jost, Commissioner Becker, Commissioner Lemmer, Commissioner Duncan, and Commissioner Meyer

Approved (9 to 0)

1. 22-109015SA

Location & Extent

Case Name: Foothills Park and Recreation District Golf Course Clubhouse

Owner/Applicant: Foothills Park and Recreation District

Location: 3901 South Carr Street
Section 3, Township 5 South, Range 69 West

Approximate Area: 221 acres

Purpose: To allow for the replacement of a golf course clubhouse and related improvements

Case Manager: Claire Byers

2. 18-110004PF

Preliminary and Final Plat

Case Name: New Hampshire Gardens Filing 2

Owner/Applicant: Richard L. Foss Jr. and Maureen M. Foss

Location: 5041 Indiana Street
Section 13, Township 3 South, Range 70 West


Approximate Area: 2.21 Acres

Purpose: To subdivide the property into 2 lots for single-family detached units.

Case Manager: Ross Klopf

7. Adjournment

There being no further business to come before the Planning Commission, the meeting was adjourned at 6:22pm.



Chair



Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

May 11, 2022

RESOLUTION

22-109015SA Location & Extent
Case Name: Foothills Park and Recreation District Golf Course
Clubhouse
Owner/Applicant: Foothills Park and Recreation District
Location: 3901 South Carr Street
Section 3, Township 5 South, Range 69 West
Approximate Area: 221 acres
Purpose: **To allow for the replacement of a golf course
clubhouse and related improvements**
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 the existing golf course are compatible with the existing and allowable land uses in the surrounding area because the existing golf course was planned as a part of the original developments in the surrounding area, and the proposed improvements keep with that development plan.
 - 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 North Plains Area Plan.
 - 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. Water and Sanitation service is provided by the Lakehurst Water and Sanitation District. Fire service is provided by West Metro Fire Protection and the Jefferson County Sheriff's Office provides

law enforcement services. Public services are available and adequate to serve the proposed 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 **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	Cooke	aye
Commissioner	Becker	aye
Commissioner	Lemmer	aye
Commissioner	Duncan	aye
Commissioner	Meyer	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, May 11, 2022.



Kimi Schillinger
Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

May 11, 2022

RESOLUTION

18-110004PF Preliminary and Final Plat
Case Name: New Hampshire Gardens Filing 2
Owner/Applicant: Richard L. Foss Jr. and Maureen M Foss
Location: 5041 Indiana Street
Section 13, Township 3 South, Range 70 West
Approximate Area: 2.21 Acres
Purpose: **To subdivide the property into 2 lots for single-family detached units.**
Case Manager: Ross Klopff

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 May 11, 2022.
 - D. Payment of \$2,400 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 \$1,600 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 New Hampshire Gardens Filing 2 for prior years have been paid.
- H. Resolution of Planning Engineering's comments dated April 26, 2022.
- I. Resolution of the comments from North Table Mountain Water and Sanitation District Dated November 23, 2020.

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	Cooke	aye
Commissioner	Becker	aye
Commissioner	Lemmer	aye
Commissioner	Duncan	aye
Commissioner	Meyer	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, May 11, 2022.

Jefferson County Planning Commission Resolution
Case # 18-110004PF
May 11, 2022
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Kimi Schillinger
Executive Secretary