

Planning Commission Minutes of May 12, 2021

The Planning Commission of the County of Jefferson, State of Colorado, met virtually for pre-meeting on May 12, 2020. Commissioner Tim Rogers, Chairman, presided. Commissioner Phillips, Commissioner Spencer, Commissioner Johnson, Commissioner Cooke, Commissioner Jost, Commissioner Woods and Commissioner Anderson were present.

Commissioner Hatton was absent.

STAFF PRESENT:

Chris O'Keefe, Director Planning and Zoning Division
Mike Schuster, Assistant Director Planning and Zoning
Russ Clark, Planning Supervisor
Lindsey Wire, Host
Charles Kudlauskas, Co-Host
Kimi Schillinger, Customer Service Representative
Cassidy Clements, Planner
Nick Nelson, Planner
Felicity Selvoski, Planner
Kristin Cisowski, Assistant County Attorney

PRE-MEETING is recorded on Livelink.

Public Comment – Hearing 6:15 P.M.

No citizens came forward to present their views during the public comment period.

APPROVAL OF MINUTES

The Planning Commission upon motion of Commissioner Jost, duly seconded by Commissioner Spencer and by unanimous vote, approved the minutes of April 14, 2021.

PUBLIC HEARING CONSENT AGENDA

No one requested to testify in the following cases:

21-106999SA

Case Name:

Owner/Applicant:

Location:

Location & Extent

Beaver Ranch Park

Jefferson County Open Space

11369 S Foxtan Road, Conifer Sections 23, 24, 25 & 26, Township 6 South, Range 71 West

Jefferson County Planning Commission

Regular Meeting Minutes –

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Approximate Area: 445 acres
Area of work: Approximately 7 acres
Purpose: **To allow for park improvements – including new trails, trailhead and parking improvements, dog park, restroom facility, traffic control and other general amenities.**
Case Manager: Cassidy Clements

The Planning Commission, upon motion of Commissioner Cooke, duly seconded by Commissioner Phillips 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.

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

ATTEST:

PLANNING COMMISSION OF THE
COUNTY OF JEFFERSON, COLORADO



Executive Secretary pro tem



Chairman

May 13, 2021

Date

5-18-2021

Date

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

May 12, 2021

RESOLUTION

21-106999SA

Case Name:

Location & Extent

Beaver Ranch Park

Owner/Applicant:

Jefferson County Open Space

Location:

11369 S Foxton Road, Conifer Sections 23, 24, 25 & 26, Township 6 South, Range 71 West

Approximate Area:

445 acres

Area of work:

Approximately 7 acres

Purpose:

To allow for park improvements – including new trails, trailhead and parking improvements, dog park, restroom facility, traffic control and other general amenities.

Case Manager:

Cassidy Clements

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 proposed Open Space land use is compatible with the existing and allowable land uses in the surrounding area because the work proposed is a reconfiguration and minor expansion of existing Open Space uses and facilities at Beaver Ranch Park.
 - B. The proposal is in general conformance with the Comprehensive Master Plan because it meets applicable sections of the Plan policies, including conformance with the Plan's land use recommendation for the subject property.
 - C. Potential negative impacts of the proposed use upon the surrounding area are anticipated to be minimal based on the clustering of amenities and infrastructure.
 - D. The subject property is served by the Elk Creek Fire District, Jefferson County Sheriff's Office and Jefferson County Open

Space Rangers. The public services are available and adequate to serve the proposed 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.
3. The following are conditions of approval:
- A. The applicants must submit verification and review of the existing Onsite Wastewater Treatment System (OWTS) and other required documentation, as requested by Public Health, at the time of Building Permit for any new structures;
 - B. The applicants must submit a comprehensive management plan of the associated dog park to Public Health prior to requesting a Fence Permit for the aforementioned use boundary.

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

Commissioner	Rogers	aye
Commissioner	Hatton	aye
Commissioner	Phillips	aye
Commissioner	W. Spencer	aye
Commissioner	Johnson	aye
Commissioner	Cooke	aye
Commissioner	Jost	aye
Commissioner	Woods	aye
Commissioner	Anderson	aye

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

I, Kimi Schillinger, 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 12, 2021.



Kimi Schillinger
Executive Secretary pro tem