



JEFFERSON
COUNTY COLORADO

Jefferson County Planning Commission Minutes

May 25, 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 Lemmer
Commissioner Duncan
Commissioner Meyer

Members Absent: Commissioner Becker

Staff Present: Chris O'Keefe, Director of Planning & Zoning
Russ Clark, Planning Supervisor
Kimi Schillinger, Executive Secretary, Administrative Assistant
Kristin Cisowski, Assistant County Attorney
Cody Hedges, Planner
Nick Nelson, Senior Planner
Brandon Curiel, Co-Host, Engineer
Holly Powers, Administrative Lead
Renaë Hansen, Host, Graphic Design Specialist

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 6:15 pm.

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.

Chairman Tim Rogers commended Commissioner Kim Cooke for her years of service on the Planning Commission.

5. Approval of Minutes

To approve the minutes from May 11, 2022.

Motioned by Commissioner Jost
Seconded by Commissioner Spencer

Approved

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 Spencer
Seconded by Commissioner Cooke

Approved

1. 21-105800RZ

Rezoning

Case Name: T Bar S Ranch South Official Development Plan

Owner/Applicant: NKR Properties LLC & Antenucci Ranch Holdings LLC

Location: 32214 Upper Bear Creek Rd and vacant lot with Parcel ID 51-053-00-025

Section 5, Township 5 South, Range 71 West

Approximate Area: 1.88 Acres

Purpose: Rezone from Commercial-One (C-1) to Planned Development (PD) to allow for two single-family detached residences on existing lots.

Case Manager: Cody J. Hedges

2. 21-123338RZ

Rezoning

Case Name: Buffalo Creekside ODP

Owner/Applicant: Joshua Finkler

Location: 20950 Buffalo Creek Road

Section 20, Township 8 South, Range 71 West

Approximate Area: 11.32 acres

Purpose: To Rezone from Agricultural-Two (A-2) to a Planned Development (PD) to allow three rental cabins, and to modify accessory structures standards for an existing single-family home.

Case Manager: Cody J. Hedges

7. Regular Agenda

There were no cases scheduled for the Regular Agenda

8. Adjournment

There being no further business to come before the Planning Commission, the meeting was adjourned at 6:25 pm.



Chair



Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

May 25, 2022

RESOLUTION

21-105800RZ Rezoning
Case Name: T Bar S Ranch South Official Development Plan
Owner/Applicant: NKR Properties LLC & Antenucci Ranch Holdings LLC
Location: 32214 Upper Bear Creek Rd and vacant lot with Parcel ID 51-053-00-025
Section 5, Township 5 South, Range 71 West
Approximate Area: 1.88 Acres
Purpose: **Rezone from Commercial-One (C-1) to Planned Development (PD) to allow for two single-family detached residences on existing lots.**
Case Manager: Cody J. Hedges

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 single-family residential use is compatible with the existing and allowable single-family residential and agricultural land uses in the surrounding area. The Rezoning would allow for the existing residential uses to continue onsite and the proposed lot sizes are consistent with the lot sizes for similar residential uses in the surrounding area.
 - B. The proposal is in general conformance with the Comprehensive Master Plan (Plan). It conforms with the single-family residential land use recommendation in the Evergreen Area Plan, but at a slightly higher density than recommended. However, the proposal satisfactorily addresses the three factors 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 have been considered, and no

- negative impacts were identified.
- D. The subject property is served by the Evergreen Fire Protection District for emergency medical and fire services. Each parcel will require an individual well for water services and each parcel will require an individual onsite wastewater treatment system. The Jefferson County Sheriff's Office will provide law enforcement services. Existing infrastructure is available and adequate 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 **Cooke** 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	Lemmer	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, May 25, 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

May 25, 2022

RESOLUTION

21-123338RZ Rezoning
Case Name: Buffalo Creekside ODP
Owner/Applicant: Joshua Finkler
Location: 20950 Buffalo Creek Road
Section 20, Township 8 South, Range 71 West
Approximate Area: 11.32 acres
Purpose: **To Rezone from Agricultural-Two (A-2) to a Planned Development (PD) to allow three rental cabins, and to modify accessory structures standards for an existing single-family home.**
Case Manager: Cody J. Hedges

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 addition of cabin uses to the existing single-family dwelling is compatible with the existing and allowable agricultural land uses in the surrounding area because the uses will remain residential in nature and appearance and the proposed cabin land use is limited in scale by the requirements in the proposed Official Development Plan (ODP).
 - B. The proposal is in general conformance with the Comprehensive Master Plan (Plan) because it meets applicable sections of the Plan goals and policies, including for the Conifer/285 Area Plan. It satisfactorily addresses the factors to be considered for a proposed "other use" within a residential land use or "potential other" land use within a residential area.
 - C. The ability to mitigate the negative impacts of the proposed use upon the surrounding area has been considered. Because of the

property's Forest Service surrounding acreage, limitations on flood prone and steep slope restrictions, impacts to visual and auditory impacts upon the surrounding area, from the subject property are found to be minimal. To the extent visual impacts might exist, they are adequately mitigated by the architectural, lighting, scale and building height standards set forth in the Zoning Resolution and proposed ODP.

- D. The subject property is served by individual, onsite well and septic infrastructure for water and sanitary sewer services. Plans to increase the capacity of the septic system and water availability are being pursued. These plans will need to be finalized prior to this issuance of a building permit. North Fork Fire and Rescue and the Jefferson County Sheriff's Office provide emergency medical, fire, and law enforcement services. The subject property has adequate infrastructure and services available 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.


Commissioner **Cooke** 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	Lemmer	aye
Commissioner	Duncan	aye

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 #21-123338RZ
May 25, 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, May 25, 2022.

A handwritten signature in black ink, appearing to read 'Kimi Schillinger', is written over a horizontal line.

Kimi Schillinger
Executive Secretary