

Planning Commission Minutes of May 26, 2021

The Planning Commission of the County of Jefferson, State of Colorado, met virtually for pre-meeting on May 26, 2020. Commissioner Tim Rogers, Chairman, presided. Commissioner Spencer, Commissioner Johnson, Commissioner Cooke, Commissioner Jost, Commissioner Woods and Commissioner Anderson, and Commissioner Hatton were present.

Commissioner Phillips was absent.

STAFF PRESENT:

Jeanie Rossillon, Director Development and Transportation
Chris O'Keefe, Director Planning and Zoning Division
Mike Schuster, Assistant Director Planning and Zoning
Russ Clark, Planning Supervisor
Josh Botts, Host, Planner
Renaee Hansen, Co-Host, Graphics Design Specialist
Kimi Schillinger, Customer Service Representative
Heather Gutherless, Senior Planner
Nick Nelson, Senior Planner
Felicity Selvoski, Planner
Dylan Monke, Planner
Fritz Clauson, Planner
Kristin Cisowski, Assistant County Attorney

PRE-MEETING is recorded on Livelink.

Public Comment – Hearing 6:15 P.M.

No citizens came forward to speak 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 May 12, 2021.

PUBLIC HEARING CONSENT AGENDA

No one requested to testify in the following cases:

21-105484SA

Case Name:

Owner:

Applicant:

Location & Extent

GoFarm Shipping Container

Jefferson County School District No. R-1

Lindsey Hoffman, GoFarm

Jefferson County Planning Commission

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Location: 2059 Hiwan Dr, Evergreen
Section 29, Township 4 South, Range 71 West

Approximate Area: 20.01 acres

Area of work: Approximately 160 sq. ft.

Purpose: **To allow a Community Supported Agriculture distribution service in a school parking lot.**

Case Manager: Dylan Monke

21-109144SA **Location and Extent**

Case Name: RMMA Sheltair

Owner/Applicant: County of Jefferson

Location: 9107 and 9108 Rocky Road, and 11886 Simms Street
Property ID #29-032-00-073, #29-033-99-001, #29-041-99-007
Section 03, Township 02 South, Range 69 West

Approximate Area: 25.17 acres (Lease Area)

Purpose: **To allow an expansion of the Sheltair Aviation facility at Rocky Mountain Metropolitan Airport.**

Case Manager: Fritz Clauson

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

20-126292AM **Regulation Amendment**

Case Name: Energy Conversion System Amendment

Applicant: Jefferson County

Location: Unincorporated Jefferson County

Purpose: **To Amend Zoning Resolution Sections 11 and 18 regarding Energy Conversion Systems, with a focus on non-commercial wind energy conversion systems (WECS).**

Case Manager: Heather Gutherless and Felicity Selvoski

A thorough discussion followed, including the potential for negative noise, visual, and wildlife impacts resulting from the proposed regulations. The permitting process and how it compares to other jurisdictions was also

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discussed. The Planning Commission upon motion of Commissioner Cooke, duly seconded by Commissioner Jost 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 7:14 p.m.

ATTEST:

PLANNING COMMISSION OF THE
COUNTY OF JEFFERSON, COLORADO



Executive Secretary



Chairman

May 27, 2021

Date

6-9-2021

Date

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

May 26, 2021

RESOLUTION

21-105484SA

Case Name:

Owner:

Applicant:

Location:

Approximate Area:

Area of work:

Purpose:

Case Manager:

Location & Extent

GoFarm Shipping Container

Jefferson County School District No. R-1

Lindsey Hoffman, GoFarm

2059 Hiwan Dr, Evergreen

Section 29, Township 4 South, Range 71 West

20.01 acres

Approximately 160 sq. ft.

To allow a Community Supported Agriculture distribution service in a school parking lot.

Dylan Monke

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 land use is existing and compatible with the existing and allowable residential, recreational, and community uses in the surrounding area.
 - B. The proposal is in general conformance with the Comprehensive Master Plan because it meets the applicable sections of the Plan policies.
 - C. Potential negative impacts of the proposed use upon the surrounding area are anticipated to be minimal and will be adequately mitigated by relocating the structure to meet setbacks and utilizing existing topography to mitigate visual impacts.
 - D. The subject property is served by the Evergreen Fire Protection District and the Jefferson County Sheriff's Office for fire protection and law enforcement services, respectively. Water

and wastewater services are not needed for the proposed use. The infrastructure and services are adequate and 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.

3. The following is a condition of approval:

A. The applicant obtains a Miscellaneous Permit for the container within three months of approval, on or before July 26, 2021.

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

Chairman	Rogers	aye
Commissioner	Hatton	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, 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 26, 2021.



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 26, 2021

RESOLUTION

21-109144SA

Case Name:

Location and Extent

RMMA Sheltair

Owner/Applicant:

County of Jefferson

Location:

9107 and 9108 Rocky Road, and 11886 Simms Street

Property ID #29-032-00-073, #29-033-99-001, #29-041-99-007

Approximate Area:

Section 03, Township 02 South, Range 69 West

25.17 acres (Lease Area)

Purpose:

To allow an expansion of the Sheltair Aviation facility at Rocky Mountain Metropolitan Airport.

Case Manager:

Fritz Clauson

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 hangars and support buildings are compatible with the existing and allowed industrial and airport uses at the Rocky Mountain Metropolitan Airport, and with properties in the surrounding area.
 - B. The proposal is in general conformance with the Comprehensive Master Plan because it meets the goals and policies in all applicable sections of the Plan.
 - C. The impacts of the proposed hangars and support buildings upon the property in the surrounding area were considered and are found to be negligible or have been adequately mitigated.
 - D. The proposed project has available and adequate water and wastewater services from the City and County of Broomfield, and

law enforcement services from the Jefferson County Sheriff's Office. Fire and rescue services are available from the North Metro Fire Rescue District. The project has adequate infrastructure and services available.

- E. The proposed hangars and support buildings will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

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

Commissioner	Rogers	aye
Commissioner	Hatton	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, 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 26, 2021.



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 26, 2021

RESOLUTION

20-126292AM

Regulation Amendment

Case Name:

Energy Conversion System Amendment

Applicant:

Jefferson County

Location:

Unincorporated Jefferson County

Purpose:

To Amend Zoning Resolution Sections 11 and 18 regarding Energy Conversion Systems, with a focus on non-commercial wind energy conversion systems (WECS).

Case Manager:

Heather Gutherless and Felicity Selvoski

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 regulations will establish clear, concise, and comprehensive documents that meet the needs of our community today.
 - B. The amendments to the regulations ensure consistency with current County regulations, State statutes, and applicable Federal standards.
 - C. The amendments 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:

Chairman	Rogers	aye
Commissioner	Hatton	aye
Commissioner	W. Spencer	aye
Commissioner	Johnson	aye
Commissioner	Cooke	aye

Jefferson County Planning Commission Resolution

Case # 21-126292AM

Date

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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, 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 26, 2021.



Kimi Schillinger
Executive Secretary