



JEFFERSON
COUNTY COLORADO

Jefferson County Planning Commission Minutes

June 8, 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 Spencer
Commissioner Jost
Commissioner Becker
Commissioner Lemmer
Commissioner Duncan
Commissioner Meyer

Members Absent: Commissioner Hatton

Staff Present: Chris O'Keefe, Director of Planning & Zoning
Mike Schuster, Assistant Director of Planning & Zoning
Eric Butler, Deputy County Attorney
Kimi Schillinger, Executive Secretary, Administrative Assistant
Claire Byers, Planner
Dylan Monke, Planner
Cody Hedges, Co-Host, Planner
Nathan Seymour, Host, Engineer
Pat O'Connell, Engineering Geologist
Josh Botts, Planner
Laura Armstrong, Engineer
Ross Klopff, Engineer
Holly Powers, Administrative Lead
Renaë Hansen, Graphic Design Specialist

Yelena Onnen, Transportation & Engineering
Christina Lane, Transportation & Engineering
Steve Durian, Transportation & Engineering

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.

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

5. Approval of Minutes

To approve the minutes from May 25, 2022.

Motioned by Commissioner Meyer
Seconded by Commissioner Spencer

Approved (7 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 Duncan
Seconded by Commissioner Jost

Approved (7 to 0)

1. 22-104610RZ

Rezoning

Case Name: 31443 Upper Bear Creek Road

Owner/Applicant: Bonnie S. Reimer

Location: 31443 Upper Bear Creek Rd

Section 5, Township 5 South, Range 71 West

Approximate Area: 0.92 Acres

Purpose: Rezone from Agricultural-Two (A-2) and Mountain Residential-One (MR-1) to a Planned Development (PD) which primarily follows the MR-1, for the purpose of correcting split zoning.

Case Manager: Claire Byers

2. 21-104859AM

Regulation Amendment

Applicant: Jefferson County

Location: Unincorporated Jefferson County

Purpose: To amend Section 37 of the Zoning Resolution

Case Managers: Nathan Seymour and Pat O'Connell

7. 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. 21-107324RZ

Rezoning

Case Name: Bouton Veterinary Hospital ODP (Continued from April 13, 2022 and April 20, 2022)

Owner/Applicant: Houston Family Enterprises LLC

Location: 10667 West Progress Avenue

Section 16, Township 5 South, Range 69 West

Approximate Area: 1.69 acres

Purpose: To rezone from Agricultural Two (A-2) to Planned Development (PD) to allow canine and feline boarding to be added to an existing veterinary clinic with an existing single-family residence.

Case Manager: Dylan Monke

Sworn Testimony

Zell Cantrell, Applicant Representative

Dr. Laura Houston, Owner

Del Mlady, Neighbor in Opposition

Terry Poste, Neighbor in Opposition

Kathy Mlady, Neighbor in Opposition

John Lietz, Neighbor in Support

Motioned by Commissioner Spencer

Seconded by Commissioner Jost

Aye (6): Chairman Rogers, Commissioner Spencer, Commissioner Jost, Commissioner Lemmer, Commissioner Duncan, and Commissioner Meyer

Abstained (1): Commissioner Becker

Absent (1): Commissioner Hatton

Approved (6 to 0)

2. 22-112544CH

Comprehensive Master Plan Amendment

Case Name: Bicycle Plan Update

Applicant: Jefferson County

Location: Unincorporated Jefferson County

Purpose: To amend the Jefferson County Bicycle Plan, which is part of the Comprehensive Master Plan (CMP)

Case Managers: Yelena Onnen and Christina Lane

Sworn Testimony

Steve Roe, Citizen in Support

Greg Reese, Citizen in Support

Michael Raber, Citizen in Support

Charlie Myers, Citizen in Support

Motioned by Commissioner Spencer

Seconded by Commissioner Duncan

Aye (7): Chairman Rogers, Commissioner Spencer, Commissioner Jost, Commissioner Becker, Commissioner Lemmer, Commissioner Duncan, and Commissioner Meyer

Absent (1): Commissioner Hatton

Approved (7 to 0)

8. Adjournment

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:22 pm.



Chair



Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

June 8, 2022

RESOLUTION

22-104610RZ Rezoning
Case Name: 31443 Upper Bear Creek Road
Owner/Applicant: Bonnie S. Reimer
Location: 31443 Upper Bear Creek Rd
Section 5, Township 5 South, Range 71 West
Approximate Area: 0.92 Acres
Purpose: **Rezone from Agricultural-Two (A-2) and Mountain Residential-One (MR-1) to a Planned Development (PD) which primarily follows the MR-1, for the purpose of correcting split zoning.**
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 residential land use is compatible with the existing and allowed residential uses on the properties in the surrounding area. This rezoning will not change the number of buildable lots on the subject property and provides for dimensional standards similar to those of the surrounding residential land uses.
 - B. The proposal is in general conformance with the Comprehensive Master Plan (Plan) because it meets the goals and policies in all applicable sections of the Plan.
 - C. The proposal is not expected to have any negative impacts upon the property in the surrounding area because the proposed zoning reflects existing conditions.
 - D. The existing land use has adequate water service, provided by a permitted well and adequate wastewater service through permitted on-site wastewater treatment systems. The Evergreen

Fire Protection District provides emergency medical and fire services to the subject property. The Jefferson County Sheriff's Office provides law enforcement services. The subject property has adequate infrastructure and services available to serve the existing and 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 **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	Jost	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, June 8, 2022.



Kimi Schillinger
Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

June 8, 2022

RESOLUTION

21-104859AM Regulation Amendment
Applicant: Jefferson County
Location: Unincorporated Jefferson County
Purpose: **To amend Section 37 of the Zoning Resolution**
Case Managers: Nathan Seymour and Patrick O’Connell

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.

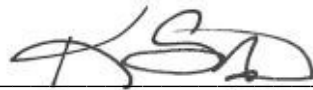
Commissioner **Spencer** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Jost	aye
Commissioner	Becker	aye
Commissioner	Lemmer	aye
Commissioner	Duncan	aye
Commissioner	Meyer	aye

Jefferson County Planning Commission Resolution
Case #21-104859AM
June 8, 2022
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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, June 8, 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

June 8, 2022

RESOLUTION

21-107324RZ

Rezoning (Continued from April 13, 2022 and April 20, 2022)

Case Name:

Bouton Veterinary Hospital ODP

Owner/Applicant:

Houston Family Enterprises LLC

Location:

10667 West Progress Avenue
Section 16, Township 5 South, Range 69 West

Approximate Area:

1.69 acres

Purpose:

To rezone from Agricultural Two (A-2) to Planned Development (PD) to allow canine and feline boarding to be added to an existing veterinary clinic with an existing single-family residence

Case Manager:

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 rezoning to allow for a veterinary hospital, single family dwelling, and canine and feline boarding land uses is compatible with the existing and allowable veterinary hospital, single-family dwelling, and agricultural land uses in the surrounding area.
 - B. The proposal is in general conformance with the Comprehensive Master Plan (CMP). The applicant has satisfactorily addressed the three criteria for proposed land uses out of conformance with the Plan. All other applicable goals and policies of the CMP have been met.
 - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area, including noise, odor and visual

- impacts have been considered and are adequately mitigated through requirements set forth in the Official Development Plan (ODP). Such requirements include a sound barrier fence,
- D. landscape buffers, limiting the number of dogs (10) and cats (4) to be boarded at any time, and restricting the operation of the outdoor dog runs to between 7:00 a.m. and 7:00 p.m..
 - E. The subject property is served by the West Metro Fire Protection District and the Jefferson County Sheriff's Office. Water and sanitation services are provided by individual well and septic systems and are also available from the Lakehurst Water and Sanitation District. Existing infrastructure and services are adequate and available to serve the proposed land uses.
 - F. The proposed rezoning would 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. Recordation of the revised Official Development Plan in accordance with the red marked print dated June 8, 2022, including those additional red-mark changes made during the June 8, 2022 hearing.

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	Lemmer	aye
Commissioner	Meyer	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, June 8, 2022.

Jefferson County Planning Commission Resolution
Case #21-107324RZ
June 8, 2022
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A handwritten signature in black ink, appearing to read 'KSD', positioned above a horizontal line.

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

June 8, 2022

RESOLUTION

22-112544CH Comprehensive Master Plan Amendment
Case Name: Bicycle Plan Update
Applicant: Jefferson County
Location: Unincorporated Jefferson County
Purpose: **To amend the Jefferson County Bicycle Plan, which is part of the Comprehensive Master Plan (CMP).**
Case Manager: Yelena Onnen, Christina Lane

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. Proper public notice was provided for the hearing before the Planning Commission and the Planning and Zoning case file is hereby incorporated into the record;
 - B. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues have been submitted and considered, and that all interested parties were heard at the Planning Commission hearing;
 - C. The Bicycle Plan, as a component of the Jefferson County Comprehensive Master Plan, adequately address the matters and concerns raised by interested parties;
 - D. The adoption of the Bicycle Plan as a component of the Comprehensive Master Plan is in the best interest of the health, safety, and welfare of the citizens of Jefferson County; and
 - E. The Plan Amendment will update, replace, and supersede the existing Bicycle Plan in the CMP.

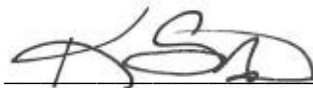
Jefferson County Planning Commission Resolution
Case #22-112544CH
June 8, 2022
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Commissioner **Duncan** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Jost	aye
Commissioner	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, June 8, 2022.



Kimi Schillinger
Executive Secretary