

Planning Commission Minutes of June 9, 2021

The Planning Commission of the County of Jefferson, State of Colorado, met virtually for pre-meeting on June 9, 2021. Commissioner Tim Rogers, Chairman, presided. Commissioner Hatton, Commissioner Phillips, Commissioner Spencer, Commissioner Johnson, Commissioner Cooke, Commissioner Jost, Commissioner Woods and Commissioner Anderson were present.

Commissioners Johnson and Jost were absent.

STAFF PRESENT:

Chris O'Keefe, Director Planning and Zoning Division
Russ Clark, Planning Supervisor
Renaë Hansen, Co-Host, Graphics Design Specialist
Kimi Schillinger, Customer Service Representative
Brittany Gada, Senior Planner
Nick Nelson, Host, Senior 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 Hatton, duly seconded by Commissioner Spencer and by unanimous vote, approved the minutes of May 26, 2021.

PUBLIC HEARING CONSENT AGENDA

20-107156RZ

Case Name:

Rezoning
Lot 99-C Pearson Addition to Evergreen Official
Development Plan Amendment 1

Owner:

Albe Properties, LLC

Applicant:

Kerstin Albe and Martin Albe

Location:

28677 Buffalo Park Road, Evergreen
Section 10, Township 5 South, Range 71 West

Approximate Area:

0.41 Acres

Purpose:

To amend the Planned Development (PD) zone
district to allow additional commercial uses including
specialty retail.

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Case Manager: Brittany Gada

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



Chairman

June 10, 2021

Date

6-23-2021

Date

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

June 9,2021

RESOLUTION

<u>20-107156RZ</u>	Rezoning
Case Name:	Lot 99-C Pearson Addition to Evergreen Official Development Plan Amendment 1
Owner:	Albe Properties, LLC
Applicant:	Kerstin Albe and Martin Albe
Location:	28677 Buffalo Park Road, Evergreen Section 10, Township 5 South, Range 71 West
Approximate Area:	0.41 Acres
Purpose:	To amend the Planned Development (PD) zone district to allow additional commercial uses including specialty retail.
Case Manager:	Brittany Gada

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 land use is compatible with the existing and allowable land uses in the surrounding area because the Rezoning would allow existing land use conditions to remain while allowing a limited expansion of commercial uses. The proposed additional commercial uses are consistent with the existing and allowable commercial and residential land uses in the surrounding area and would have no impacts beyond existing conditions.
 - B. The proposal is in conformance with the Comprehensive Master Plan (Plan) because it meets the land use recommendation and is consistent with uses intended for Mountain Scale Commercial areas of the Evergreen Area Plan. This request is also in

conformance with the other applicable sections of the Plan policies as described in section six of this report.

- C. The ability to mitigate the negative impacts of the proposed uses upon the surrounding area have been considered, and no negative impacts were identified.
- D. The subject property is served by the Evergreen Fire District, Evergreen Metropolitan District, and the Jefferson County Sheriff's Office. Existing infrastructure is adequate and available 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 **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	Phillips	aye
Commissioner	W. Spencer	aye
Commissioner	Cooke	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, June 9, 2021.



Kimi Schillinger
Executive Secretary