



JEFFERSON
COUNTY COLORADO

Jefferson County Planning Commission Minutes

June 22, 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 Becker
Commissioner Lemmer
Commissioner Duncan
Commissioner Meyer

Members Absent: Commissioner Hatton
Commissioner Jost

Staff Present: Kimi Schillinger, Executive Secretary, Administrative Assistant
Kristin Cisowski, Assistant County Attorney
Nick Nelson, Planning Supervisor
Ben Johnson, Host, Engineer
Lindsey Wire, Co-Host, Engineering Supervisor
Nathan Seymour, Engineer
Ross Klopf, Engineer
Chuck Childs, Engineer
Sara Kohles, Planner
Holly Powers, Administrative Lead

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 June 8, 2022.

Motioned by Commissioner Lemmer
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 Lemmer

Approved

1. 22-100343PF

Preliminary and Final Plat

Case Name: Verve Innovation Park Filing 4

Owner/Applicant: Jefferson County

Location: PIN 29-053-00-005 – Located east of Simms Street between

West 112th Avenue and West 120th Avenue.
Section 5, Township 2 South, Range 69 West
Approximate Area: 348.18 Acres
Purpose: To subdivide the property into 6 commercial superlots.
Case Manager: Nathan Seymour

7. Regular Agenda

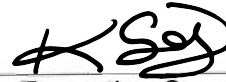
No cases scheduled.

8. Adjournment

There being no further business to come before the Planning Commission, the meeting was adjourned at 6:28 pm.



Chair



Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

June 22, 2022

RESOLUTION

22-100343PF Preliminary and Final Plat
Case Name: Verve Innovation Park Filing 4
Owner/Applicant: Jefferson County
Location: PIN 29-053-00-005 – Located east of Simms Street between West 112th Avenue and West 120th Avenue.
Approximate Area: Section 5, Township 2 South, Range 69 West
348.18 Acres
Purpose: **To subdivide the property into 6 commercial superlots.**
Case Manager: Nathan Seymour

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 proposal conforms to the Land Development Regulation because all applicable regulations have been satisfied, or will be satisfied, prior to recordation of the Preliminary and Final Plat, as indicated within the staff report.
3. The following are conditions of approval:
 - A. Submittal of a title insurance commitment update with an effective date less than 45 days prior to the recording of the Plat which depicts no new owners or encumbrances. Said title insurance commitment shall be approved by the County Attorney's Office.
 - B. The Improvements Agreement being approved as to form by the County Attorney's Office.
 - C. The Recordation of an Avigation Easement.


- D. The recordation of the Plat mylars after being prepared in accordance with the red-marked print dated June 22, 2022.
- E. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to the Subdivision for prior years have been paid.
- F. Resolution of Planning Engineering's comments dated May 9, 2022.
- G. Resolution of Engineering Geologist comments dated May 12, 2022.
- H. Resolution of ERC comments on behalf of Dry Creek Valley Ditch Company dated May 9, 2022.
- I. Resolution of City and County of Broomfield water and sewer specific comments dated May 3, 2022.

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

Commissioner	Rogers	aye
Commissioner	Spencer	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 22, 2022.



Kimi Schillinger
Executive Secretary