

## **Planning Commission Minutes of June 23, 2021**

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The Planning Commission of the County of Jefferson, State of Colorado, met virtually for pre-meeting on June 23, 2021. Commissioner Tim Rogers, Chairman, presided. Commissioner Hatton, Commissioner Phillips, Commissioner Spencer, Commissioner Johnson, Commissioner Woods, and Commissioner Anderson were present.

Commissioners Cooke and Jost were absent.

### **STAFF PRESENT:**

Chris O'Keefe, Director Planning and Zoning Division  
Mike Schuster, Assistant Director Planning and Zoning  
Russ Clark, Planning Supervisor  
Jeanie Rossillon, Development and Transportation Director  
Pat O'Connell, Engineering Geologist  
Kimi Schillinger, Executive Secretary, Customer Service Representative  
Kourtney Hartman, Deputy County Attorney  
Nathan Seymour, Host, Engineer  
Charles Kudlauskas, Co-Host, Engineer  
Nick Nelson, Senior Planner  
Dylan Monke, Planner  
Cassidy Clements, Planner  
Felicity Selvoski, Planner  
Scout Turnbach, Planner

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 Johnson, duly seconded by Commissioner Spencer and by majority vote, approved the minutes of June 9, 2021. Commissioner Phillips abstained from voting as he was absent from the June 9, 2021 hearing.

Commissioner Johnson had internet connectivity issues during the meeting and therefore was unable to participate and attend the entirety of the regular agenda hearing. As a result, Commissioner Johnson did not vote on the regular hearing agenda item.

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## **PUBLIC HEARING REGULAR AGENDA**

**20-123513RZ** Rezoning  
**Case Name:** Village Cooperative of Chatfield ODP  
**Owner/Applicant:** Equity Funding LLC, a Colorado limited liability company  
**Location:** 9155 West Fairview Avenue  
Section 34, Township 5 South, Range 69 West  
**Approximate Area:** 2.92 Acres  
**Purpose:** To rezone from Commercial – One (C-1) to a Planned Development (PD) to allow up to 60 age-restricted (55+), multifamily dwelling units.  
**Case Manager:** Nick Nelson

### SWORN TESTIMONY

Andrew Schaefer, Applicant  
Joe Moosbrugger, Owner/Applicant  
Shane Wright, Applicant  
Mark Liberati, Engineer  
Marilyn Ayers, Citizen in support  
Rick Peterson, Citizen in support  
Barb Jansen, Citizen in support  
Mary Lisa Bugel, Citizen in support  
Peg Thompson, Citizen in support  
Lucas Roof, Citizen in opposition  
George Mumma, Citizen in opposition  
Tom Kinrade, Citizen in opposition

Following the taking of sworn testimony and a general discussion, the Planning Commission upon motion of Commissioner Phillips, duly seconded by Commissioner Spencer and by majority 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 9:12 p.m.

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ATTEST:

PLANNING COMMISSION OF THE  
COUNTY OF JEFFERSON, COLORADO



Executive Secretary

July 7, 2021

Date



Chairman

8-16-2021

Date

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

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**June 23, 2021**

**RESOLUTION**

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**Case Manager:** Nick Nelson

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 multi-family and Senior Housing land uses are compatible with the existing and allowed commercial and residential land uses on the properties in the surrounding area.
  - B. The proposal is generally in conformance with the Comprehensive Master Plan (CMP). The proposal is not a Limited Commercial proposal as recommended by the CMP, but the applicant has satisfactorily addressed the three criteria for proposals out of conformance with the CMP. All other applicable goals and policies of the Comprehensive Master Plan have been met.
  - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area have been considered. Such impacts (e.g., visual impacts) are limited and are mitigated, under the Official Development Plan, with increased setbacks from property lines and requiring 60% underground parking.

Jefferson County Planning Commission Resolution

Case # 20-123513RZ

Date

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- D. The subject property is served by the Meadowbrook Water District for water and the Meadowbrook-Fairview Metropolitan District for wastewater services, the South Metro Fire Protection District for emergency medical and fire services, and the Jefferson County Sheriff's Office for law enforcement services. The subject property has adequate infrastructure and services available to serve the proposed use.
- E. The proposed land uses 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	<b>Rogers</b>	<b>aye</b>
Commissioner	<b>Hatton</b>	<b>aye</b>
Commissioner	<b>Phillips</b>	<b>aye</b>
Commissioner	<b>W. Spencer</b>	<b>aye</b>
Commissioner	<b>Woods</b>	<b>aye</b>
Commissioner	<b>Anderson</b>	<b>aye</b>

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 23, 2021.



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Kimi Schillinger  
Executive Secretary