



JEFFERSON
COUNTY COLORADO

Jefferson County Planning Commission Minutes

July 27, 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: Russ Clark, Planning Supervisor
Kimi Schillinger, Executive Secretary, Administrative Assistant
Kristin Cisowski, Assistant County Attorney
Amelia Brackett Hogstad, Planner
Heather Gutherless, Host, Senior Planner
Renaë Hansen, Co-Host, Digital and Graphics Producer
Nick Nelson, Senior Planner
Ross Klopff, Engineer

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 July 13, 2022.

Motioned by Commissioner Becker
Seconded by Commissioner Lemmer

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 Jost

Approved

1. 21-125959RZ

Rezoning

Case Name: Quincy & Eldridge Official Development Plan

Owner/Applicant: Autowash Morrison Real Estate Company LLC

Location: Property ID # 59-072-00-009

Southwest corner of S Eldridge St and W Quincy Ave

Section 7, Township 5 South, Range 69 West

Approximate Area: 2.065 Acres

Purpose: To Rezone from Planned Development (PD) to a new PD to allow a car wash and drive-thru restaurant.

Case Manager: Amelia Brackett Hogstad

7. Regular Agenda

No cases were scheduled for the Regular Agenda.

8. Adjournment

There being no further business to come before the Planning Commission, the meeting was adjourned at 6:21 pm.

Timothy P. Rogers

Chair



Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

July 27, 2022

RESOLUTION

21-125959RZ

Rezoning

Case Name:

Quincy & Eldridge Official Development Plan

Owner/Applicant:

Autowash Morrison Real Estate Company LLC

Location:

Property ID # 59-072-00-009
Southwest corner of S Eldridge St and W
Quincy Ave
Section 7, Township 5 South, Range 69 West

Approximate Area:

2.065 Acres

Purpose:

To Rezone from Planned Development (PD) to a new PD to allow a car wash and drive-thru restaurant.

Case Manager:

Amelia Brackett Hogstad

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 commercial land uses are compatible with the existing and allowed commercial, utility and residential land uses on the properties in the surrounding area.
 - B. The proposal is in general conformance with the Comprehensive Master Plan (CMP). It does not meet the Land Use Recommendation for Limited Commercial land uses, but it satisfactorily addresses the factors for proposed land uses out of conformance with the CMP. All other applicable goals and policies

- of the Comprehensive Master Plan have been met.
- C. The proposal mitigates visual and noise impacts from the car wash on the residential properties to the east through development standards in the Official Development Plan (ODP). The ODP specifies the orientation of the car wash bays and limits building height to 35 feet per the Commercial-1 Convenience Level lot and building standards. To address traffic mitigation, the proposal includes two access plans, both showing adequate access and traffic mitigation for the Rezoning request.
 - D. The subject property is served by the Lakehurst Water and Sanitation District, the West Metro Fire Protection District, and the Jefferson County Sheriff's Office. Staff has no concerns with the adequacy of the infrastructure and public services available for 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 **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	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, July 27, 2022.



Kimi Schillinger
Executive Secretary