



JEFFERSON
COUNTY COLORADO

Jefferson County Planning Commission Minutes

August 10, 2022, 6:15 p.m.

Hearing Room 1 / Virtual Hearing via WebEx Events / Webinars

100 Jefferson County Pkwy

Golden, CO 80419

Members Present: Chairman Rogers
Commissioner Hatton
Commissioner Spencer
Commissioner Becker
Commissioner Lemmer
Commissioner Duncan
Commissioner Meyer

Members Absent: Commissioner Jost

Staff Present: Chris O'Keefe, Director of Planning & Zoning
Mike Schuster, Assistant Director of Planning & Zoning
Russ Clark, Planning Supervisor
Abel Montoya, Director of Development & Transportation
Kimi Schillinger, Executive Secretary, Administrative Assistant
Kristin Cisowski, Assistant County Attorney
Cassidy Clements, Host, Planner
Cody Hedges, Planner
Fritz Clauson, Planner
Heather Gutherless, Senior Planner
Kayla Bryson, Planner
Megan Hazen, Co-Host, Planner
Nick Nelson, Senior 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 6:15pm.

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 27, 2022.

Motioned by Commissioner Duncan
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 Becker
Seconded by Commissioner Spencer

Approved

1. 20-119092RZ

Rezoning

Case Name: Eagle Dirt Work Official Development Plan

Owner/ Applicant: Eagle Dirt Work LLC, a Colorado limited liability company

Location: 30900 State Hwy 72

Section 5, Township 2 South, Range 71 West

Approximate Area: 2.52 Acres

Purpose: Rezoning from Commercial-1 (C-1) and Agricultural-1 (A-1) to a Planned Development (PD) that would allow a mixture of uses including heavy cottage industry uses and one single-family dwelling, as well as accessory uses.

Case Manager: Fritz Clauson

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. 22-103459SA

Location and Extent

Case Name: 10304 Georgia Circle

Owner/Applicant: Inter Canyon Fire Protection District

Location: 10304 Georgia Circle, Morrison

Section 16, Township 6 South, Range 70 West

Approximate Area: 0.04 Acres

Purpose: To allow a new 80-foot tall communication tower for Inter-Canyon Fire Protection District Station #5.

Case Manager: Cody J. Hedges

Sworn Testimony

Skip Shirlaw, Applicant

Joe Westerberg, Neighbor in Opposition

Anne Westerberg, Neighbor in Opposition

Steve Wilson, Neighbor in Opposition

Richard Marrs, Neighbor in Opposition

Linda Marrs, Neighbor in Opposition

Sarah Winkler, Neighbor in Opposition

Jason Breton, Neighbor in Opposition

Kristin Hartjes, Neighbor in Opposition

Denise Ballietthaddad, Neighbor in Opposition
Kevin Niederwerfer, Neighbor in Opposition
Francoise Jarry, Neighbor in Opposition
Heath Haley, Neighbor in Opposition
Craig Ferguson, Neighbor in Opposition
Dobson Stancill, Neighbor in Opposition
Kade Wollenhaupt, Neighbor in Opposition
Jess Wilkins, Neighbor in Opposition
Roger Green, Neighbor in Opposition

Motioned by Commissioner Hatton
Seconded by Commissioner Spencer

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

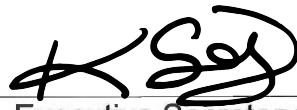
Approved (7 to 0)

8. Adjournment

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:46 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

August 10, 2022

RESOLUTION

20-119092RZ Rezoning
Case Name: Eagle Dirt Work Official Development Plan
Owner/ Applicant: Eagle Dirt Work LLC, a Colorado limited liability company
Location: 30900 State Hwy 72, Golden Section 5, Township 2 South, Range 71 West
Approximate Area: 2.52 Acres
Purpose: Rezoning from Commercial-1 (C-1) and Agricultural-1 (A-1) to a Planned Development (PD) that would allow a mixture of uses including heavy cottage industry uses and one single-family dwelling, as well as accessory uses.
Case Manager: Fritz Clauson

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 Cottage Industry Heavy and single-family residential land uses are compatible with the existing and allowable single-family detached residential, agricultural, and commercial uses in the surrounding area. The Rezoning would allow the Cottage Industry Heavy uses of equipment storage and contractor's office but would limit the size and scale of the buildings to a comparable size of the structures in the surrounding area.
 - B. The proposal is in general conformance with the Comprehensive Master Plan (Plan) because it meets the applicable sections of the Plan goals and policies, including those in the North Mountains Area Plan. It satisfactorily addresses the factors to be

- considered, under the Plan for "Other Potential Use within Residential Areas" and "Heavy Cottage Industry" uses.
- C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area have been considered, and no unmitigated negative impacts were identified. The Official Development Plan includes standards that restrict building height, provide for outdoor storage to be enclosed, and requires a certain amount of open space.
 - D. The subject property is currently served by the Jefferson County Sheriff's Office, Coal Creek Canyon Fire Protection District, and individual well and septic systems. Existing infrastructure is adequate and available to serve the proposed land uses.
 - 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	Rogers	aye
Commissioner	Hatton	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, August 10, 2022.



Kimi Schillinger
Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

August 10, 2022

RESOLUTION

22-103459SA Location and Extent
Case Name: 10304 Georgia Circle
Owner/Applicant: Inter Canyon Fire Protection District
Location: 10304 Georgia Circle, Morrison
 Section 16, Township 6 South, Range 70 West
Approximate Area: 0.04 Acres
Purpose: To allow a new 80-foot tall communication tower for
Inter-Canyon Fire Protection District Station #5.
Today's Action: **To continue the case to September 28th, 2022.**
Case Manager: Cody J. Hedges

The Jefferson County Planning Commission hereby **CONTINUES** the public hearing, of the above-described application, until September 28, 2022, at 6:15 pm, at the request of the applicant, to provide the applicant with additional time to, address citizen concerns through community outreach, review alternative sites, and consider measures for mitigating possible impacts.

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	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

Jefferson County Planning Commission Resolution
Case #22-103459SA
August 10, 2022
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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, August 10, 2022.

A handwritten signature in black ink, appearing to read 'K Schillinger', written over a horizontal line.

Kimi Schillinger
Executive Secretary