

Planning Commission Minutes of August 11, 2021

The Planning Commission of the County of Jefferson, State of Colorado, met virtually for pre-meeting on August 11, 2021. Commissioner Tim Rogers, Chairman, presided. Commissioner Spencer, Commissioner Johnson, Commissioner Jost, Commissioner Woods and Commissioner Anderson were present.

Commissioners Hatton, Phillips, and Cooke were absent.

STAFF PRESENT:

Jeanie Rossillon, Director Development and Transportation
Chris O'Keefe, Director Planning and Zoning Division
Mike Schuster, Assistant Director Planning and Zoning
Russ Clark, Planning Supervisor
Kimi Schillinger, Executive Secretary, Customer Service Representative
Renaë Hansen, Host, Graphics Designer
Charles Kudlauskas, Co-Host, Engineer
Cassidy Clements, Planner
Dylan Monke, Planner
Heather Gutherless, Senior Planner
Nick Nelson, Senior Planner
Kayla Bryson, Planner
Kristin Cisowski, Assistant County Attorney
Tracy Volkman, Public Health

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 Jost, duly seconded by Commissioner Spencer and by unanimous vote, approved the minutes of July 28, 2021.

PUBLIC HEARING CONSENT AGENDA

No one requested to testify in the following cases:

<u>20-103619RZ</u>	Rezoning
Case Name:	4793 S Cedar Road Official Development Plan
Owner/Applicant:	Gerald B. Raymond Family Trust

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Location: 4793 S Cedar Rd
Section 10, Township 5 South, Range 71 West

Approximate Area: 0.34 Acres

Purpose: **To Rezone from Mountain Residential-One (MR-1) to Planned Development (PD) to allow for a duplex.**

Case Manager: Cassidy Clements

21-104411RZ Rezoning

Case Name: 7521 and 7531 Indiana St. Official Development Plan

Owner/Applicant: Fuchs Und Hund Holdings LLC

Location: 7521 and 7531 Indiana Street
Section 36, Township 2 South, Range 70 West

Approximate Area: 0.94 Acres

Purpose: **To Rezone from Agricultural-Two (A-2) to a Planned Development (PD) that follows the standards of the Restricted Commercial – One (RC-1) district and specifically allows a veterinary hospital and associated uses.**

Case Manager: Cassidy Clements

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.

PUBLIC HEARING REGULAR AGENDA

21-124032SA Location & Extent

Case Name: Rocky Mountain Academy of Evergreen

Owner/Applicant: Rocky Mountain Academy of Evergreen Inc.

Applicant: John E.Morrill, RMAE Building Corp.

Location: 2959 Royale Elk Way, Evergreen
Section 29, Township 4 South, Range 71 West

Approximate Area: 20.01 acres

Area of work: Approximately 27,942 sq. ft.

Purpose: **To allow a new multipurpose gymnasium building, modifications to an access lane, and other site improvements**

Case Manager: Dylan Monke

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Drew Schneider, Applicant
Scott Jones, Applicant
Chad Holajter, Applicant
Eric Harris, Elk Meadows Estates HOA
Robert Sullivan, Concerned Citizen

Following the taking of sworn testimony and a general discussion, the Planning Commission upon motion of Commissioner Johnson, duly seconded by Commissioner Spencer and by unanimous vote, adopted the attached resolution recommending **APPROVAL** of this case.

21-107389RZ

Rezoning

Case Name: Kubesh Subdivision Official Development Plan
Owner/Applicant: Todd Taylor
Location: 4155 Salvia St
Section 23, Township 3 South, Range 70 West
Approximate Area: 4.11 Acres
Purpose: **To Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for the future subdivision of the property into 8 lots for single-family detached units.**
Case Manager: Cassidy Clements

Todd Taylor, Applicant
Paul Hammond, Executive Director, Colorado Railroad Museum
Bill Robie, Colorado Railroad Museum
Clinton Corbin, Citizen in Opposition
Patricia Davis, Citizen in Opposition

Following the taking of sworn testimony and a general discussion, the Planning Commission upon motion of Commissioner Johnson, duly seconded by Commissioner Spencer and by unanimous vote, adopted the attached resolution recommending **APPROVAL** of this case.

21-120664SV

Service Plan

Case Name: Pinecrest Metropolitan District
Owner/Applicant: Pinecrest Townhomes LLC
Location: Generally near Evergreen Parkway and Troutdale Scenic Drive
Section 4, Township 5 South, Range 71 West
Approximate Area: 10.23 Acres

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Purpose: To consider a Special District Service Plan.
Case Manager: Heather Gutherless

- Matt Ruhland, Applicant
- Michael Persichitte, Applicant
- Jason Brown, Applicant
- Brian Roberts, Applicant
- Steven Hopson, Citizen in Support

Following the taking of sworn testimony and a general discussion, the Planning Commission upon motion of Commissioner Johnson, duly seconded by Commissioner Anderson 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 11:08 p.m.

ATTEST:

PLANNING COMMISSION OF THE
COUNTY OF JEFFERSON, COLORADO



Executive Secretary



Chairman

9/7/21

Date

8-30-2021

Date

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

August 11, 2021

RESOLUTION

20-103619RZ Rezoning
Case Name: 4793 S Cedar Road Official Development Plan
Owner/Applicant: Gerald B. Raymond Family Trust
Location: 4793 S Cedar Rd
Section 10, Township 5 South, Range 71 West
Approximate Area: 0.34 Acres
Purpose: **To Rezone from Mountain Residential-One (MR-1) to Planned Development (PD) to allow for a duplex.**
Case Manager: Cassidy Clements

The Jefferson County Planning Commission hereby recommends **APPROVAL** of the above application on the basis of the following facts and condition:

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 single-family residential duplex land uses are compatible with the existing and allowable single-family residential and multi-family land uses in the surrounding area. The Rezoning would allow existing land use conditions to remain.
 - B. The proposal is in general conformance with the Comprehensive Master Plan (the "Plan"). The land use recommendation for stability has been met because the proposed land use has existed on the property since at least 1970 and the proposal is in conformance with the other applicable sections of the Plan goals and policies as described in the Staff report.
 - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area have been considered, and no negative impacts were identified.
 - D. The subject property is served by the Evergreen Fire Protection District and the Jefferson County Sheriff's Office. Water and sanitation are provided by the Evergreen Metropolitan District.

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

Chairman	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Johnson	aye
Commissioner	Jost	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, August 11, 2021.



Kimi Schillinger
Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

August 11, 2021

RESOLUTION

21-104411RZ Rezoning
Case Name: 7521 and 7531 Indiana St. Official Development Plan
Owner/Applicant: Fuchs Und Hund Holdings LLC
Location: 7521 and 7531 Indiana Street
Section 36, Township 2 South, Range 70 West
Approximate Area: 0.94 Acres
Purpose: **To Rezone from Agricultural-Two (A-2) to a Planned Development (PD) that follows the standards of the Restricted Commercial – One (RC-1) district and specifically allows a veterinary hospital and associated uses.**
Case Manager: Cassidy Clements

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 limited commercial land uses are compatible with the existing and allowable single-family residential and commercial agricultural land uses in the surrounding area. The Rezoning would allow existing land use conditions to remain and allow an expansion of the veterinary clinic on the property.
 - B. The proposal is in general conformance with the Comprehensive Master Plan (CMP). The proposal is not for residential uses 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, as described in the staff report.
 - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area have been considered, and no

- negative impacts were identified.
- D. The subject property is served by the Arvada Fire District and the Jefferson County Sheriff's Office. Water and sanitation are provided by individual well and septic facilities. 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 **Anderson** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Chairman	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Johnson	aye
Commissioner	Jost	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, August 11, 2021.



Kimi Schillinger
Executive Secretary

provide fire protection and law enforcement services, respectively. The public services are adequate and available to serve the proposed 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:

Chairman	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Johnson	aye
Commissioner	Jost	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, August 11, 2021.



Kimi Schillinger
Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

August 11, 2021

RESOLUTION

21-107389RZ

Case Name:

Rezoning

Kubesh Subdivision Official Development Plan

Owner/Applicant:

Todd Taylor

Location:

4155 Salvia St

Section 23, Township 3 South, Range 70 West

Approximate Area:

4.11 Acres

Purpose:

To Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for the future subdivision of the property into 8 lots for single-family detached units.

Case Manager:

Cassidy Clements

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 single-family detached residential land use is compatible with the existing and allowable single-family residential uses in the surrounding area. The Rezoning would allow eight single-family residential lots on approximately 4.11 acres, which is consistent with the surrounding land uses.
 - B. The proposal is in conformance with the Comprehensive Master Plan because it meets the land use and density recommendations in the North Plains Area Plan and is conformance with the other applicable sections of the Plan goals and policies as described in section six of the Staff report.
 - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area have been considered, and no negative impacts were identified.
 - D. The subject property is served by the Fairmount Fire Protection District, North Table Mountain Water and Sanitation 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:

Chairman	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Johnson	aye
Commissioner	Jost	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, August 11, 2021.



Kimi Schillinger
Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

August 11, 2021

RESOLUTION

<u>21-120664SV</u>	Service Plan
Case Name:	Pinecrest Metropolitan District
Owner/Applicant:	Pinecrest Townhomes LLC
Location:	Generally near Evergreen Parkway and Troutdale Scenic Drive Section 4, Township 5 South, Range 71 West
Approximate Area:	10.23 Acres
Purpose:	To consider a Special District Service Plan.
Case Manager:	Heather Gutherless

WHEREAS, an application was filed with the Planning and Zoning Division of Jefferson County to consider the organization of the above referenced special district;

WHEREAS, after notice as provided by law, a public hearing was held by this Planning Commission on August 11, 2021; and

WHEREAS, based on the study of the Colorado statutes regarding special districts, recommendations of the Jefferson County Planning and Zoning Division, comments of public officials and agencies, and testimony and written comments from all interested parties, this Planning Commission finds as follows:

- (a) There is sufficient existing and projected need for organized service in the area to be serviced by the special district.
- (b) The existing service in the area to be served is inadequate for the present and projected needs.
- (c) The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.
- (d) The area to be included in the proposed special district has or, will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of

Jefferson County, Colorado hereby recommends **APPROVAL WITH CONDITIONS** of the service plan for the above referenced special district to the Board of County Commissioners with the following conditions:

- (A) Any minor revisions as noted in the red-marked Service Plan dated August 11, 2021.

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

Chairman	Rogers	aye
Commissioner	Spencer	nay
Commissioner	Johnson	aye
Commissioner	Jost	aye
Commissioner	Woods	nay
Commissioner	Anderson	aye

The Resolution was adopted by **majority** 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 11, 2021.



Kimi Schillinger
Executive Secretary