



**JEFFERSON**  
COUNTY COLORADO

**Jefferson County Planning Commission Minutes**

**August 24, 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 Spencer  
Commissioner Jost  
Commissioner Becker  
Commissioner Lemmer  
Commissioner Duncan  
Commissioner Meyer

Members Absent: Commissioner Hatton

Staff Present: Chris O'Keefe, Director of Planning & Zoning  
Mike Schuster, Assistant Director of Planning & Zoning  
Russ Clark, Planning Supervisor  
Kimi Schillinger, Executive Secretary, Administrative Assistant  
Kristin Cisowski, Assistant County Attorney  
Fritz Clauson, Planner  
Megan Hazen, Co-Host, Planner  
Nick Nelson, Senior Planner  
Pat O'Connell, Engineering Geologist  
Sara Kohles, Planner  
Ben Johnson, Host, Engineer  
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.**

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1. Call to Order

Chairman Rogers called the meeting to order at 6:15 pm.

2. Pledge of Allegiance

3. Discussion of Hybrid 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 August 10, 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 Duncan

**Approved**

- 1. 18-131029RZ

**Rezoning**

**Case Name:** 5296 Marshall St Official Development Plan

**Owner/Applicant:** 5296 Marshall Street, LLC

**Location:** 5296 Marshall Street  
Section 13, Township 3 South, Range 69 West

**Approximate Area:** 0.43 Acres

**Purpose:** To Rezone from Commercial – One (C-1) to Planned Development to add the allowance of limited religious assemblies.

**Case Manager:** Nick Nelson

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. 21-127427RZ

**Rezoning**

**Case Name:** Vista at North Table Mountain Official Development Plan

**Owner/ Applicant:** Charles S. Williams and Connie K. Williams

**Location:** 18002 W 53rd Lane and AIN 30-104-01-166  
Generally located north of North Table Mountain  
Sections 10 and 15, Township 3 South, Range 70 West

**Approximate Area:** 30 Acres

**Purpose:** Rezoning from Agricultural-2 (A-2) to Planned Development (PD) to allow for a maximum of 33 single-family detached residential units.

**Case Manager:** Fritz Clauson

Sworn Testimony

- Marcus Pachner, Applicant Representative
- Justin Jabernick, Applicant Representative
- Terry Tyrrell, Table Mountain Heights HOA
- Jeff Schroeder, Estates and North Table Mountain
- Andrew Gerster, Neighbor in Opposition
- Mike Rawluk, Neighbor in Opposition
- Bert Buxbaum, Neighbor in Opposition
- Jill Robertson, Neighbor in Opposition
- Michael Hartney, Neighbor in Opposition
- Spencer Lomax, Neighbor in Opposition
- Danielle Ebnother, Neighbor in Opposition
- Amy Stahura, Neighbor in Opposition
- Gregory Davis, Neighbor in Support

Charles Williams, Owner  
Chris George, Neighbor in Opposition  
Dawn Resling, Neighbor in Opposition  
Jasper Vue, Neighbor in Support  
Roger Slavin, Neighbor in Opposition  
Todd Swarts, Neighbor in Opposition  
Denise Bohon, Neighbor in Opposition  
Anthony Rawluk, Neighbor in Opposition

Motioned by Commissioner Spencer  
Seconded by Commissioner Becker

Aye (6): Chairman Rogers, Commissioner Spencer, Commissioner  
Becker, Commissioner Lemmer, Commissioner Duncan, and  
Commissioner Meyer

Nay (1): Commissioner Jost

Absent (1): Commissioner Hatton

**Approved with Conditions (6 to 1)**

8. Adjournment

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:57 pm.



Chair



Executive Secretary



- D. The subject property is served by the Clear Creek Valley Water and Sanitation District, the Arvada Fire District, and the Jefferson County Sheriff’s Office. The public services and utilities are available and adequate 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 **Duncan** 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>Spencer</b>	<b>aye</b>
Commissioner	<b>Jost</b>	<b>aye</b>
Commissioner	<b>Becker</b>	<b>aye</b>
Commissioner	<b>Lemmer</b>	<b>aye</b>
Commissioner	<b>Duncan</b>	<b>aye</b>
Commissioner	<b>Meyer</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, August 24, 2022.



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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 24, 2022**

**RESOLUTION**

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**21-127427RZ**                      **Rezoning**  
**Case Name:**                      Vista at North Table Mountain Official Development Plan  
**Owner/ Applicant:**              Charles S. Williams and Connie K. Williams  
**Location:**                              18002 W 53rd Lane and AIN 30-104-1-166  
    Generally located north of North Table Mountain Sections 10 and 15, Township 3 South, Range 70 West  
**Approximate Area:**              30 Acres  
**Purpose:**                                **Rezoning from Agricultural-2 (A-2) to Planned Development (PD) to allow for a maximum of 33 single-family detached residential units.**  
**Case Manager:**                      Fritz Clauson

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 proposed single-family detached residential land uses are compatible with the existing and allowable single-family detached residential, agricultural, and open space land uses in the surrounding area because the uses are similar.
  - B. The proposal is in general conformance with the Comprehensive Master Plan because it meets the land use and density recommendations in the North Plains Area Plan and is in conformance with the other applicable sections of the Plan goals and policies.
  - 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 mitigates the potential landslide areas by identifying them as Non-Buildable Areas within Use Area 2.

- D. The subject property is served by the Fairmount Fire Protection District, the North Table Mountain Sanitation and Water District, and the Jefferson County Sheriff's Office. 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.

- 3. The following is a condition of the recommendation for approval:
  - A. Work with staff to modify the Official Development Plan, as presented during the hearing, to clarify that those portions of Land Use Area 2 identified as potential geologic hazard areas in the ODP (i.e., the Non-Buildable Areas identified) shall be included in the County's Geologic Hazard Overlay District governed by Section 38 of the Zoning Resolution.

Commissioner **Becker** 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>Spencer</b>	<b>aye</b>
Commissioner	<b>Jost</b>	<b>nay</b>
Commissioner	<b>Becker</b>	<b>aye</b>
Commissioner	<b>Lemmer</b>	<b>aye</b>
Commissioner	<b>Duncan</b>	<b>aye</b>
Commissioner	<b>Meyer</b>	<b>aye</b>

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 24, 2022.



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Kimi Schillinger  
Executive Secretary