

Planning Commission Minutes of August 25, 2021

The Planning Commission of the County of Jefferson, State of Colorado, met virtually for pre-meeting on August 25, 2021. Commissioner Tim Rogers, Chairman, presided. Commissioner Phillips, Commissioner Spencer, Commissioner Cooke, Commissioner Jost, Commissioner Woods, and Commissioner Anderson were present.

Commissioners Hatton and Johnson were absent.

STAFF PRESENT:

Chris O'Keefe, Director Planning and Zoning Division
Mike Schuster, Assistant Director Planning and Zoning
Jeanie Rossillon, Development and Transportation Director
Kimi Schillinger, Executive Secretary, Administrative Assistant
Josh Botts, Host, Planner
Nathan Seymour, Co-Host, Engineer
Lindsey Wire, Engineer
Nick Nelson, Senior Planner
Kristin Cisowski, Assistant County Attorney
Tracy Volkman, Public Health
Holly Powers, Administrative Lead
Ross Klopff, Engineer
Kayla Bryson, Planner

PRE-MEETING is recorded on Livelink.

Public Comment – Hearing 6:15 P.M.

Nathan Shriver, Concerned Citizen regarding what is split zoning and how to obtain well permit information.

APPROVAL OF MINUTES

The Planning Commission upon motion of Commissioner Spencer, duly seconded by Commissioner Woods and by unanimous vote, approved the minutes of August 11, 2021.

PUBLIC HEARING REGULAR AGENDA

The Planning Commission upon motion of Commissioner Phillips, duly seconded by Commissioner Cooke and by unanimous vote, approved the relocation of Preliminary and Final Plat Case No. 20-110664 PF, Three Hills Subdivision, a request to subdivide the subject property into 149 lots for single-family detached units and 137 lots for single-family attached units

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from the Public Hearing Regular Agenda to the Public Hearing Consent Agenda.

PUBLIC HEARING CONSENT AGENDA

No one requested to testify in the following cases:

21-110978RZ

Owner/Applicant:

Location:

Approximate Area:

Purpose:

Case Manager:

Rezoning

David W Mead and Susan J Mead

11935 Pinon Road

Section 27, Township 6 South, Range 71 West

3.07 Acres

To Rezone from Mountain Residential-Two (MR-2) and Agricultural-Two (A-2) to Mountain Residential-Two (MR-2) to resolve split zoning.

Cassidy Clements (Nick Nelson present on her behalf).

20-110664PF

Case Name:

Owner:

Applicant:

Location:

Approximate Area:

Purpose:

Case Manager:

Preliminary and Final Plat

Three Hills Subdivision

Hilltop Investments, a Colorado general partnership and UXFI, LLC, a Colorado limited liability company

Matt Cavanaugh, Remington Homes

AIN 59-073-00-002, 59-073-01-003, 59-073-01-004
Southwest of the intersection of Turkey Creek Road and West Quincy Avenue

Section 7, Township 5 South, Range 69 West

37.74 Acres

To subdivide the property into 149 lots for single-family detached units and 137 lots for single-family attached units.

Lindsey Wire

The Planning Commission, upon motion of Commissioner Cooke, duly seconded by Commissioner Spencer 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.

There being no further business to come before the Planning Commission, the meeting was adjourned at 6:41 p.m.

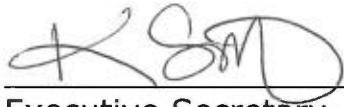
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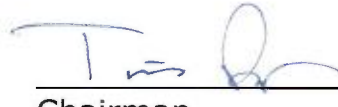
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ATTEST:

PLANNING COMMISSION OF THE
COUNTY OF JEFFERSON, COLORADO



Executive Secretary



Chairman

9-8-2021

Date

9-8-2021

Date

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

August 25, 2021

RESOLUTION

<u>20-110664PF</u>	Preliminary and Final Plat
Case Name:	Three Hills Subdivision
Owner:	Hilltop Investments, a Colorado general partnership and UXFI, LLC, a Colorado limited liability company
Applicant:	Matt Cavanaugh, Remington Homes
Location:	AIN 59-073-00-002, 59-073-01-003, 59-073-01-004 Southwest of the intersection of Turkey Creek Road and West Quincy Avenue Section 7, Township 5 South, Range 69 West
Approximate Area:	37.74 Acres
Purpose:	To subdivide the property into 149 lots for single-family detached units and 137 lots for single-family attached units.
Case Manager:	Lindsey Wire

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 proposal conforms to the Land Development Regulation because all applicable regulations have been satisfied, or will be satisfied, prior to recordation of the Preliminary and Final Plat, as indicated within the staff report.
3. The following are conditions of approval:
 - A. Submittal of a title insurance commitment update with an effective date less than 45 days prior to the recording of the Plat which depicts no new owners or encumbrances. Said title insurance commitment shall be approved by the County Attorney's Office.

- B. The Improvements Agreement and Exhibit A being approved as to form by the County Attorney's Office.
- C. The recordation of the Plat mylars being prepared in accordance with the red-marked print dated August 25th, 2021.
- D. Payment of \$616,980 for fees-in-lieu of park land dedication prior to plat recordation or payment of the fees-in-lieu of park land dedication as set forth in the Improvements Agreement prior to building permit, as applicable. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
- E. Payment of \$430,200 for fees-in-lieu of school land dedication prior to plat recordation or payment of the fees-in-lieu of school land dedication as set forth in the Improvements Agreement prior to building permit, as applicable. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
- F. Acceptance of Easement Deed ED21-105087DE by the Board of County Commissioners.
- G. Approval of Commissioners' Deed CD 21-126774CD by the Board of County Commissioners.
- H. Conveyance of Tract X to the Colorado Department of Transportation for Right-of-Way purposes by separate document.
- I. Recordation of an access and utility easement to the benefit of the created lots and the future lot owners.
- J. Recordation of the XCEL Energy License Agreements.
- K. Recordation of a private maintenance and access easement for offsite drainage improvements.
- L. Recordation of a temporary construction easement for offsite grading and drainage improvements.
- M. Recordation of Willowbrook Water and Sanitation District easements for water and sanitary sewer lines.
- N. Approval and recordation of the Subsurface Groundwater Collection System Maintenance Plan.
- O. Approval and recordation of the Stormceptor Operation and Maintenance plan.
- P. Resolution of comments from the Colorado Department of Transportation (CDOT) and obtaining access permits for the access points to the development from CDOT right-of-way.
- Q. Resolution of Planning Engineering's comments dated July 27, 2021.
- R. Resolution of comments from Planning Staff dated August 3, 2021, an update to the Sensory Impact Study to incorporate the

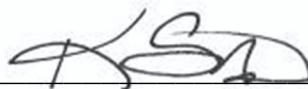
- noise barrier fence, and final approval of the landscape plans.
- S. Resolution of County Geologist comments dated July 27, 2021.
- T. Recordation of a noise disclosure statement by separate document regarding proximity to State Highway C-470 and Quincy Avenue.
- U. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Three Hills Subdivision for prior years have been paid.

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

Commissioner	Rogers	aye
Commissioner	Phillips	aye
Commissioner	W. Spencer	aye
Commissioner	Cooke	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 25, 2021.



Kimi Schillinger
Executive Secretary