

Planning Commission Minutes of September 8, 2021

The Planning Commission of the County of Jefferson, State of Colorado, met for pre-meeting on September 8, 2021. Commissioner Tim Rogers, Chairman, presided. Commissioner Phillips, Commissioner Spencer, Commissioner Johnson, Commissioner Cooke, Commissioner Jost, Commissioner Woods and Commissioner Anderson were present.

Commissioner Hatton was absent.

STAFF PRESENT:

Russ Clark, Planning Supervisor
Jeanie Rossillon, Development and Transportation Director
Kimi Schillinger, Executive Secretary, Administrative Assistant
Kristin Cisowski, Assistant County Attorney
Tracy Volkman, Public Health
Brittany Gada, Senior Planner
Heather Gutherless, Host, Senior Planner
Cassidy Clements, Co-Host, Planner
Kayla Bryson, Planner

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 Phillips, duly seconded by Commissioner Spencer and by unanimous vote, approved the minutes of August 25, 2021.

PUBLIC HEARING REGULAR AGENDA

<u>21-122625SV</u>	Service Plan
Case Name:	Dakota Ridge Metropolitan District
Owner/Applicant:	Meritage Homes of Colorado, Inc.
Location:	Generally, east of the intersection of West Bellevue Avenue & South Simms Street Section 9, Township 5 South, Range 69 West
Approximate Area:	6.01 Acres
Purpose:	To consider a Special District Service Plan.
Case Manager:	Brittany Gada

Jefferson County Planning Commission

Regular Meeting Minutes –

Page 2 of 2

SWORN TESTIMONY

Paula Williams, Applicant Representative

Chelsey Green, Applicant Representative

Laci Knowles, Applicant Representative

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

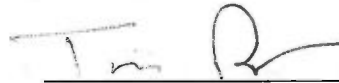
There being no further business to come before the Planning Commission, the meeting was adjourned at 8:17 p.m.

ATTEST:

PLANNING COMMISSION OF THE
COUNTY OF JEFFERSON, COLORADO



Executive Secretary



Chairman

9/22/2021

Date

9-22-2021

Date

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

September 8, 2021

RESOLUTION

21-122625SV Service Plan
Case Name: Dakota Ridge Metropolitan District
Owner/Applicant: Meritage Homes of Colorado, Inc.
Location: Generally, east of the intersection of West Belleview Avenue & South Simms Street
 Section 9, Township 5 South, Range 69 West
Approximate Area: 6.01 Acres
Purpose: **To consider a Special District Service Plan.**
Case Manager: Brittany Gada

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 September 8, 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.

- (e) Adequate service is not, or will not be, available to the area through the County or other existing municipality or quasi-municipal corporation, including special districts, within a reasonable time and on a comparable basis.
- (f) The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party under CRS 32-1-204 (1).
- (g) The proposal is in substantial compliance with a master plan adopted pursuant to CRS 32-28-106.
- (f) The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.
- (h) The creation of the District is in the best interest of the area to be served.

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 condition:

- A. Approval of a resolution by the Board of Directors of Foothills Park and Recreation District consenting to the provision of park and recreation services by Dakota Ridge Metropolitan District in accordance with the Service Plan as required by Section 32-1-107, C.R.S.

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

Chairman	Rogers	aye
Commissioner	Phillips	aye
Commissioner	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.

Jefferson County Planning Commission Resolution
Case 21-108976SV

3 of 3

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, September 8, 2021.



Kimi Schillinger
Executive Secretary