



**JEFFERSON**  
COUNTY COLORADO

**Jefferson County Planning Commission Minutes**

**September 14, 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  
Abel Montoya, Director of Development & Transportation  
Kimi Schillinger, Executive Secretary, Administrative Assistant  
Kristin Cisowski, Assistant County Attorney  
Cassidy Clements, Planner  
Dylan Monke, Planner  
Felicity Selvoski, Planner  
Heather Gutherless, Senior Planner  
Kayla Bryson, Co-Host, Planner  
Nick Nelson, Senior Planner  
Sara Kohles, Planner  
Nathan Seymour, Engineer  
Holly Powers, Administrative Lead

Renaë Hansen, Host, Digital & Graphics Producer

**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 6:16 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 24, 2022.

Motioned by Commissioner Meyer

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. 22-121679SA

**Location and Extent**

**Case Name:** 22550 State Hwy 74

**Owner/Applicant:** Jefferson County Open Space

**Location:** 22550 State Hwy 74

Section 31, Township 4 South, Range 70 West

**Approximate Area:** 311.44 Acres

**Purpose:** To allow the construction of a new 4-mile trail in Lair o' the Bear Park.

**Case Manager:** Sara Kohles

2. 21-120021RZ

**Rezoning**

**Case Name:** Golden Automotive Holdings ODP

**Owner/Applicant:** Golden Automotive Group Holdings, LLC

**Location:** 15591, 15601, 15701 W Colfax Avenue, AINS: 40-013-01-007, 40-013-01-008

Section 1, Township 4 South, Range 70 West

**Approximate Area:** 9.79 Acres

**Purpose:** To Rezone from Commercial-One (C-1) and Commercial-Two (C-2) to Planned Development (PD) to allow for hail protection structures to be added to the existing automotive sales uses.

**Case Manager:** Heather Gutherless, AICP

3. 21-140315RZ

**Rezoning**

**Case Name:** Specification Aggregates Expansion Area ODP

**Owner:** Jefferson County

**Applicant:** Martin Marietta Materials, Inc.

**Location:** 40-153-00-001

Section 15, Township 4 South, Range 70 West

**Approximate Area:** 64.13 Acres

**Purpose:** Rezone from Agricultural-Two (A-2) to a Planned Development (PD) to allow for the expansion of an existing quarry.

**Case Manager:** Cassidy Clements

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. 22-108535RZ

**Rezoning**

**Case Name:** 14405 W 52nd Avenue Official Development Plan

**Owner:** Luciano Busnardo and Jennifer M. Skeels

**Location:** 14405 West 52nd Avenue

Section 18, Township 3 South, Range 69 West

**Approximate Area:** 1.36 Acres

**Purpose:** To rezone from Suburban Residential-1 (SR-1) to a Planned Development (PD) based on Restricted Residential Quarter Acre (RR-1/4) to allow the future subdivision of the property into three lots for single-family detached units.

**Case Manager:** Fritz Clauson

SWORN TESTIMONY

Luciano Busnardo, Applicant

Frank Rodrick, Citizen in Opposition

Motioned by Commissioner Jost

Seconded by Commissioner Spencer

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

**Approved (7 to 0)**

2. 22-104558AM

**Regulation Amendment**

**Applicant:** Jefferson County

**Location:** Unincorporated Jefferson County

**Purpose:** To amend Sections 15 and 39 of the Zoning Resolution to update wildfire mitigation regulations, to amend Chapter 3 of the Transportation Design and Construction Manual to update private road standards, and to update other Sections of the Zoning Resolution and Land Development Regulations as appropriate to change references to the title of Section 39.

**Case Manager:** Cassidy Clements & Heather Gutherless

SWORN TESTIMONY

Paul Olson, Conifer & South Evergreen Community Committee (CoSECC)

Steve Green, Citizen in Opposition

Barbara Ford, Citizen in Opposition  
Beth Moran, Citizen in Opposition

Motioned by Commissioner Jost  
Seconded by Commissioner Spencer

Aye (5): Chairman Rogers, Commissioner Spencer, Commissioner Jost,  
Commissioner Lemmer, and Commissioner Meyer

Nay (2): Commissioner Becker, and Commissioner Duncan

**Approved (5 to 2)**

8. Adjournment

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:23 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

**September 14, 2022**

**RESOLUTION**

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**22-121679SA**                      Location and Extent  
**Case Name:**                      22550 State Hwy 74  
**Owner/Applicant:**              Jefferson County Open Space  
**Location:**                        22550 State Hwy 74  
   Section 31, Township 4 South, Range 70 West  
**Approximate Area:**              311.44 Acres  
**Purpose:**                            **To allow the construction of a new 4-mile trail  
   in Lair o' the Bear Park.**  
**Case Manager:**                    Sara Kohles

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 trail is compatible with the existing Park on the subject property and the single-family residential and Denver Mountain Park land uses in the surrounding area. The proposed use will improve the trail system for multiple types of users including hikers and mountain bikers.
  - B. The proposal is in conformance with the Comprehensive Master Plan (Plan) because it meets applicable sections of the Plan goals and policies, including conformance with the Plan's Community Resources recommendations.
  - C. The potential negative impacts of the proposed land use upon the surrounding area have been considered and are anticipated to be minimal or otherwise mitigated. Potential visual impacts are mitigated based on the site's size and distance from adjacent land uses.
  - D. The subject property is served by the Foothills Fire Protection District and the Highland Rescue Team Ambulance District. Law enforcement services are provided by the Jefferson County

Sheriff's Office. Water is provided by a commercial well. The public services and infrastructure are available and adequate to serve the proposed use.

- 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	<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, September 14, 2022.



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Kimi Schillinger  
Executive Secretary

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

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**September 14, 2022**

**RESOLUTION**

---

**21-120021RZ** Rezoning  
**Case Name:** Golden Automotive Holdings ODP  
**Owner/Applicant:** Golden Automotive Group Holdings, LLC  
**Location:** 15591, 15601, 15701 W Colfax Avenue, AINS: 40-013-01-007, 40-013-01-008  
Section 1, Township 4 South, Range 70 West  
**Approximate Area:** 9.79 Acres  
**Purpose:** **To Rezone from Commercial-One (C-1) and Commercial-Two (C-2) to Planned Development (PD) to allow for hail protection structures to be added to the existing automotive sales uses.**  
**Case Manager:** Heather Gutherless, AICP

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 use is compatible with the existing and allowable land uses in the surrounding area because there are many other commercial uses surrounding the property. Where the property abuts residential uses, compatibility will be established through architectural and landscaping requirements.
  - B. The proposal is in general conformance with the Comprehensive Master Plan. The CMP recommends automotive uses for Use Areas 1-3. Automotive uses are an existing allowed use in Use Areas 4 and 5, but not recommended by the CMP in those Use Areas. The applicant has demonstrated that the factors to be considered for proposed uses not in conformance with the CMP recommendation have been met for Use Areas 4 and 5. The other applicable sections of the Plan goals and polices for Use Areas 1-5 have been met.



- C. The impacts of the proposed use upon the properties in the surrounding area were considered and are found to be negligible. Potential visual impacts are mitigated through the restrictions in the Official Development Plan limiting canopy height, requiring certain canopy colors and materials, and requiring landscaping adjacent to residential land uses.
- D. The subject property is served by Pleasant View Water & Sanitation District for wastewater, Consolidated Mutual Water Company for water, Pleasant View Metropolitan District for emergency medical and fire services, and the Jefferson County Sheriff's Office. The subject property has adequate infrastructure and services 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:

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, September 14, 2022.



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Kimi Schillinger  
Executive Secretary

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

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**September 14, 2022**

**RESOLUTION**

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**21-140315RZ** Rezoning  
**Case Name:** Specification Aggregates Expansion Area ODP  
**Owner:** Jefferson County  
**Applicant:** Martin Marietta Materials, Inc.  
**Location:** 40-153-00-001  
Section 15, Township 4 South, Range 70 West  
**Approximate Area:** 64.13 Acres  
**Purpose:** **Rezone from Agricultural-Two (A-2) to a Planned Development (PD) to allow for the expansion of an existing quarry.**  
**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 mineral extraction land use is compatible with the existing and allowable open space and mineral extraction land uses in the surrounding area. The Rezoning would allow mineral extraction, which is consistent with the adjacent land uses.
  - B. The proposal is in general conformance with the Comprehensive Master Plan ("Plan"). It is not in conformance with the open space recommendation in the Central Mountains Area Plan. However, the proposal satisfactorily addresses the three factors for proposed land uses out of conformance with the Plan. All other applicable goals and policies of the Plan have been met.
  - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered, and no significant negative impacts were identified.
  - D. The subject property is served by the City of Golden, Foothills Fire Protection District and the Jefferson County Sheriff's Office.

Existing infrastructure is available and adequate, for purposes of rezoning, 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:

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, September 14, 2022.



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Kimi Schillinger  
Executive Secretary

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

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**September 14, 2022**

**RESOLUTION**

---

**22-108535RZ** Rezoning  
**Case Name:** 14405 W 52nd Avenue Official Development Plan  
**Owner:** Luciano Busnardo and Jennifer M. Skeels  
**Location:** 14405 West 52nd Avenue  
Section 18, Township 3 South, Range 69 West  
**Approximate Area:** 1.36 Acres  
**Purpose:** **To rezone from Suburban Residential-One (SR-1) to a Planned Development (PD) based on Restricted Residential - Quarter Acre (RR-1/4) to allow the future subdivision of the property into three lots for single-family detached units.**  
**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 single-family detached residential land use is compatible with the existing and allowed single-family detached residential land uses in the surrounding area.
  - B. The proposal is in general conformance with the Comprehensive Master Plan (Plan). 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 negative impacts were identified.
  - D. The subject property is currently served by the Jefferson County Sheriff's Office, Fairmount Fire Protection District, and the North Table Mountain Water and Sanitation District. Existing

infrastructure and services are available and adequate to serve the proposed land uses.

- 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:

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, September 14, 2022.



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Kimi Schillinger  
Executive Secretary

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

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**September 14, 2022**

**RESOLUTION**

---

**22-104558AM**

**Applicant:**

**Location:**

**Purpose:**

Regulation Amendment

Jefferson County

Unincorporated Jefferson County

**To amend Sections 15 and 39 of the Zoning Resolution to update wildfire mitigation regulations, to amend Chapter 3 of the Transportation Design and Construction Manual to update driveway and private road standards, and to update other Sections of the Zoning Resolution and Land Development Regulations as appropriate to change references to the title of Section 39.**

**Case Manager:**

Cassidy Clements & Heather Gutherless

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 amendments to the regulations will establish clear, concise, and comprehensive documents that meet the needs of our community today.
  - B. The amendments to the regulations ensure consistency with current County regulations, State statutes, and applicable Federal standards.
  - C. The amendments are in the best interest of the health, safety, and general welfare of the residents of Jefferson County.

Jefferson County Planning Commission Resolution  
Case #22-104558AM  
September 14, 2022  
2 of 2

Commissioner **Spencer** 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>nay</b>
Commissioner	<b>Lemmer</b>	<b>aye</b>
Commissioner	<b>Duncan</b>	<b>nay</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, September 14, 2022.



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Kimi Schillinger  
Executive Secretary