

Planning Commission Minutes of September 22, 2021

The Planning Commission of the County of Jefferson, State of Colorado, met for pre-meeting on September 22, 2021. Commissioner Tim Rogers, Chairman, presided. Commissioner Hatton, Commissioner Phillips, Commissioner Spencer, Commissioner Cooke, Commissioner Jost, and Commissioner Anderson were present.

Commissioners Johnson and Woods were absent.

STAFF PRESENT:

Chris O’Keefe, Director Planning and Zoning Division
Mike Schuster, Assistant Director Planning and Zoning
Russ Clark, Planning Supervisor
Jeanie Rossillon, Development and Transportation Director
Kimi Schillinger, Executive Secretary, Administrative Assistant
Kristin Cisowski, Assistant County Attorney
Lindsey Wire, Host, Engineer
Cassidy Clements, Co-Host, Planner
Dylan Monke, Planner
Fritz Clauson, Planner
Brittany Gada, Senior Planner
Nick Nelson, Senior Planner
Felicity Selvoski, 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 Anderson, duly seconded by Commissioner Spencer and by unanimous vote, approved the minutes of September 8, 2021.

PUBLIC HEARING CONSENT AGENDA

No one requested to testify in the following cases:

<u>21-103939RZ</u>	Rezoning
Case Name:	Artisan Village Official Development Plan
Owner/Applicant:	13975 W Bowles, LLC

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Location: 13975 W Bowles Avenue
Section 18, Township 3 South, Range 69 West

Approximate Area: 5 Acres

Purpose: **To Rezone from Planned Development (PD) to Planned Development to allow for a Distillery, Pub, Offices, and agricultural uses.**

Case Manager: Dylan Monke

The Planning Commission, upon motion of Commissioner Spencer, duly seconded by Commissioner Phillips and by unanimous vote, adopted the attached resolution recommending **approval** of the case on the consent agenda subject to the conditions of approval identified in the applicable staff report.

PUBLIC HEARING REGULAR AGENDA

21-129674SA Location and Extent

Case Name: Axton Ranch

Owner/Applicant: Starr Peak Holdings, LLC/City and County of Denver

Location: 11333 Camp Eden Road
Parcel ID # 22-014-00-002 and 22-014-00-001
Section 1, Township 02 South, Range 72 West

Approximate Area: 121.95 acres

Purpose: **Acquisition of Axton Ranch Property for a new Denver Mountain Park**

Case Manager: Fritz Clauson

SWORN TESTIMONY

Luke McKay, City and County of Denver
Martin Plate, City and County of Denver
Brad Eckert, Denver Parks & Recreation
Jessica Gregg, Citizen in Opposition
Mike Coleman, Citizen in Opposition
Alan Axton, Applicant Representative
Paula Furnace, Citizen in Opposition
Sylvia Castle, Citizen in Support
Kate Fritz, Denver Mountain Parks
Holly Honeyman, Citizen in Support
Wendy Barnett, Citizen in Opposition
David Laswell, Citizen in Opposition
Linda Harrison, Citizen in Opposition
Hans Ocken, Citizen in Opposition

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Eric Telesmanich, Citizen in Opposition
Bonnie Begert, Citizen in Opposition
Joel Furnace, Citizen in Opposition
Jane Wilson, Citizen in Opposition
Cindy Pieropan, Citizen in Support
Susie Broderick, Citizen in Opposition
Greg Lomme, Citizen in Opposition

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

21-106036SU

Case Name: Special Use
The Gardens Care Homes
Owner/Applicant: Quaker Acre Suites LLC
Representative: Jennifer Conrad
Location: 16821 West 74th Avenue, Arvada
Section 35, Township 2 South, Range 70 West
Approximate Area: 0.536 Acres
Purpose: **To allow for a group home with up to 12 aged residents within a property zoned Mountain Residential – One (MR-1).**
Case Manager: Brittany Gada

SWORN TESTIMONY

Jennifer Conrad, Applicant Representative
Tom Helmreich, Citizen in Opposition
Lynn Helmreich, Citizen in Opposition
Wesley Elwell, Citizen in Support

Following the taking of sworn testimony and a general discussion, the Planning Commission upon motion of Commissioner Hatton, duly seconded by Commissioner Spencer 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 11:13 p.m.

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ATTEST:

PLANNING COMMISSION OF THE
COUNTY OF JEFFERSON, COLORADO



Executive Secretary



Chairman

10-13-2021

Date

10-13-2021

Date

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

September 22, 2021

RESOLUTION

21-103939RZ Rezoning
Case Name: Artisan Village Official Development Plan
Owner/Applicant: 13975 W Bowles, LLC
Location: 13975 W Bowles Avenue
Section 18, Township 3 South, Range 69 West
Approximate Area: 5 Acres
Purpose: **To Rezone from Planned Development (PD) to Planned Development to allow for a Distillery, Pub, Offices, and agricultural uses.**
Case Manager: Dylan Monke

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 distillery, retail and agricultural land uses are compatible with the variety of existing and allowable residential, commercial, and Open Space land uses in the surrounding area subject to the proposed restrictions.
 - B. The proposal is in conformance with the Comprehensive Master Plan (Plan) because it meets the criteria for proposals out of conformance with the Plan and the goals and policies in all other applicable Plan sections.
 - C. The ability to mitigate the negative impacts of the proposed uses upon the surrounding area have been considered. and mitigated with the standards set forth in the proposed Official Development Plan, including increased setbacks for parking, building height limits, and architectural restrictions, and deliberate placement of agricultural uses for screening purposes.
 - D. The subject property is served by the West Metro Fire District, Southwest Metro 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 **Phillips** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Hatton	aye
Commissioner	Phillips	aye
Commissioner	Spencer	aye
Commissioner	Cooke	aye
Commissioner	Jost	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, September 22, 2021.



Kimi Schillinger
Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

September 22, 2021

RESOLUTION

21-129674SA Location and Extent
Case Name: Axton Ranch
Owner/Applicant: Starr Peak Holdings, LLC/City and County of Denver
Location: 11333 Camp Eden Road
 Parcel ID # 22-014-00-002 and 22-014-00-001
 Section 1, Township 02 South, Range 72 West
Approximate Area: 121.95 acres
Purpose: **Acquisition of Axton Ranch Property for a new
Denver Mountain Park**
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 acquisition for public park and Open Space land uses is compatible with the existing and allowable agricultural land uses in the surrounding area because the site will be largely maintained in its current open space condition.
 - B. The proposal is in general conformance with the Comprehensive Master Plan because it meets the goals and policies in all applicable sections of the Plan for public park and Open Space land uses, which are defined as Community Uses.
 - C. The impacts of the land uses associated with the proposed acquisition upon properties in the surrounding area were considered and found to be negligible or have been adequately mitigated.
 - D. The proposed project has fire and rescue services provided by the Coal Creek Canyon Fire Protection District and law enforcement services from the Jefferson County Sheriff's Office. For water and sanitation services, portable toilets and

handwashing stations will be provided. The project has adequate infrastructure and services available.


- E. The proposed acquisition will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

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

Commissioner	Rogers	aye
Commissioner	Hatton	aye
Commissioner	Phillips	aye
Commissioner	Spencer	aye
Commissioner	Cooke	aye
Commissioner	Jost	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, September 22, 2021.



Kimi Schillinger
Executive Secretary

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

September 22, 2021

RESOLUTION

21-106036SU Special Use
Case Name: The Gardens Care Homes
Owner/Applicant: Quaker Acre Suites LLC
Representative: Jennifer Conrad
Location: 16821 West 74th Avenue, Arvada
Section 35, Township 2 South, Range 70 West
Approximate Area: 0.536 Acres
Purpose: **To allow for a group home with up to 12 aged residents within a property zoned Mountain Residential – One (MR-1).**
Case Manager: Brittany Gada

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 Special Use for a 12-person Group Home for aged persons is compatible with the existing and allowable land uses in the surrounding area. The subject property is surrounded by single-family residential uses and will continue to be residential in appearance and functionality with the addition of four beds to the existing 8-person Group Home.
 - B. The proposal is in conformance with the Comprehensive Master Plan (Plan) because it meets the land use recommendation. The proposal does not change the lot size, or primary use of the property and is consistent with the character of the area. This request is also in conformance with the other applicable sections of the Plan policies as described in the staff report.
 - C. The ability to mitigate the negative impacts of the proposed 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, Ralston Valley 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:

Commissioner	Rogers	aye
Commissioner	Hatton	aye
Commissioner	Phillips	nay
Commissioner	Spencer	aye
Commissioner	Cooke	aye
Commissioner	Jost	aye
Commissioner	Anderson	nay

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 22, 2021.



Kimi Schillinger
Executive Secretary