

Board of County Commissioners Meeting

Tuesday, May 31, 2016

Hearing Room 1, First Floor

AGENDA

The Tuesday meeting of the Board of County Commissioners (The Board) is an open meeting in which the Board approves contracts, expends funds, hears testimony, makes decisions on land use cases and takes care of other county matters. The public is welcome to attend.

The Board meeting has three parts: Public Comment, the Business Meeting and the Public Hearing.

General Procedures

Agenda items will normally be considered in the order they appear on this agenda. However, the Board may alter the agenda, take breaks during the meeting, work through the noon hour; and even continue an item to a future meeting date.

Public Comment (8:00 a.m.)

The Board welcomes your comments; During the public comment time, members of the public have three minutes to present views on county matters that are not included on the Hearing Agenda. The public comment time is not for questions and answers: it is your time to express your views.

Please note that you are always welcome to communicate with the Board on the county's Web site (www.jeffco.us), by e-mail (commish@jeffco.us), by phone (303-271-8525), fax (303-271-8941) or US mail (100 Jefferson County Parkway, Golden, CO 80419). You can also meet your Commissioners at numerous community events such as town hall meetings, homeowner associations and chamber meetings.

Business Meeting

Call to Order

Pledge of Allegiance

Proclamation - Drug Court Month

Tuesday, May 31, 2016 (continued)

Approval of Minutes Dated May 17, 2016

Consent Agenda

CONSENT AGENDA PROCEDURES - Items on the Business Meeting Consent Agenda generally are decided by the Board without further discussion at the meeting. However, any Board member may remove an item from the Business Meeting Consent Agenda. The Board is not required to take public comment on removed items, but may request additional information and input.

1. **Resolution CC16-207** Expenditure Approval Listings Dated May 26, 2016 - Accounting
2. **Resolution CC16-208** Ratification of Expenditure Approval Listings Dated May 19, 2016 - Accounting
3. **Resolution CC16-209** Expenditure Approval Listings Dated June 2, 2016 - Accounting
4. **Resolution CC16-210** Bi-Weekly Payroll Register - Accounting
5. **Resolution CC16-211** Appointments to the Jefferson County Community Development Advisory Board - Board of County Commissioners
6. **Resolution CC16-212** Appointment to the Tri-County Workforce Development Board - Board of County Commissioners
7. **Resolution CC16-213** Appointment to the Household Hazardous Waste Storage Authority - Board of County Commissioners
8. **Resolution CC16-214** Abatement/Refund of Property Taxes – Board of Equalization
9. **Resolution CC16-215** Contract Renewal - IMA, Inc. for Insurance Brokerage Services (NTE \$46,000.00), and Insurance Premiums and Premiums (\$798,879.00) - Risk
10. **Resolution CC16-216** Legal Newspapers and Designation of Official Newspaper - Public Engagement
11. **Resolution CC16-217** Land Exchange - Colorado Department of Transportation Regarding SH 128/Interlocken Loop Relocation - Airport

Tuesday, May 31, 2016 (continued)

12. **Resolution CC16-218** Consulting Agreement - Surf Fore, LLC For Development of the Vacant 15 Acre Parcel at Metro Business Center - Airport
13. **Resolution CC16-219** New Ground Lease Agreement - United States Beef Corporation for the Lease of a Parcel of Land Located at the Southwest Corner of Metro Airport Avenue and Wadsworth Parkway - Airport
14. **Resolution CC16-220** Purchase Order - Concrete Express, Inc. for Concrete Removal and Replacement Services for Kipling Sidewalk Phase II (\$289,534.70) - Transportation and Engineering
15. **Resolution CC16-221** Additional Right-of-Way Acquisitions for Culvert Repairs - McIntyre Street - Transportation and Engineering
16. **Resolution CC16-222** Contract Renewal - Vance Brothers, Inc. for Annual Services to Furnish and Install Paving Fabric (NTE \$225,000.00) Road and Bridge
17. **Resolution CC16-223** Exception to the Cooperative Improvements Project Policy and Agreement - Mountain View Lakes Homeowners Association - Road and Bridge
18. **Resolution CC16-224** Second Contract Amendment - Concrete Express, Inc. for Phase II of Design/Build for Peaks to Plains Trail Clear Creek Canyon Segment (Additional \$5,210,953.75 for Total Revised Contract of \$19,864,700.66) - Open Space
19. **Resolution CC16-225** City of Lakewood O'Kane Park - Reverter Exchange JCOS15-12 - Open Space
20. **Resolution CC16-226** Ken-Caryl Ranch Metropolitan District - Water and Sanitation District Agreement JCOS15-10 - Open Space
21. **Resolution CC16-227** Prospect Recreation and Park District - Applewood Golf Course - 2016 Jefferson County Open Space Local Park and Recreation Grant - Open Space

Other Contracts and Resolutions for which Notice was not possible may be considered.

Regular Agenda - No Agenda Items

Tuesday, May 31, 2016 (continued)

Public Hearing

There are two parts to the Public Hearing Agenda: the Hearing Consent Agenda and the Regular Hearing Agenda.

Items are listed on the Hearing Consent Agenda because no testimony is expected. In the event a Commissioner or any member of the public wishes to testify regarding an item on the Consent Agenda, the item will be removed and considered with the Regular Hearing Agenda.

Unless otherwise stated by the Chair, a motion to approve the Hearing Consent Agenda shall include and be subject to staff's findings, recommendations, and conditions as listed in the applicable Staff Report.

Hearing Consent Agenda

22. Resolution CC16-206

Case Number:	16-103191RZ: Rezoning
Case Name:	Mountain Bell Columbine Complex II ODP Amendment 1
Owner/Applicant:	DSI Growth and Income Fund II and Mini U Storage of Jefferson County, Ltd
Location:	7322 South Carr Street Section 26, Township 5 South, Range 69 West
Approximate Area:	6.759 Acres
Purpose:	To rezone from Planned Development (PD) to Planned Development (PD) to allow two additional buildings in an existing mini storage facility.
Case Manager:	Heather Gutherless

The public is entitled to testify on items under the Public Hearing Regular Agenda. Information on participation in hearings is provided in the County's brochure, *"Your Guide to Board of County Commissioners Hearings."* It may be obtained on the rack outside the hearing room or from the County Public Information Office at 303-271-8512.

Hearing Regular Agenda - No Agenda Items

Tuesday, May 31, 2016 (continued)

Reports

County Commissioners

County Manager

County Attorney

Adjournment

Jefferson County does not discriminate on the basis of race, color, national origin, sex, religion, age, disability or sexual orientation in the provision of services. Disabled persons requiring reasonable accommodation to attend or participate in a County service, program or activity should call 303-271-5000 or TDD 303-271-8071. We appreciate a minimum of 24 hours advance notice so arrangements can be made to provide the requested auxiliary aid.

Board of County Commissioners meetings can be viewed on a television monitor in the cafeteria on the lower level of the Jefferson County Administration and Courts Facility. Also, you may use the cafeteria tables there to work or gather until the Board is ready to hear your case. Board meetings and hearings are recorded and available on the county's Web site at www.jeffco.us.

JEFFERSON COUNTY, COLORADO



PROCLAMATION

Drug Court Month

May, 2016

WHEREAS, over the past twenty-five years, Drug Courts have served over 1.4 million individuals and are now recognized as the most successful criminal justice intervention in our nation's history, and;

WHEREAS, Drug Courts significantly improve substance-abuse treatment outcomes, substantially reduce drug abuse and crime, and do so at less expense than any other justice strategy, and;

WHEREAS, Drug Courts facilitate community-wide partnerships, bringing together public safety and public health professionals in the fight against drug abuse and criminality, and;

WHEREAS, there are now 2,966 Drug Courts nationwide and they are the cornerstone of criminal justice reform sweeping the nation, and;

WHEREAS, Drug Courts demonstrate that when one person rises out of drugs and crime, we all rise.

NOW, THEREFORE be it proclaimed by, the Jefferson County Board of Commissioners, of the State of Colorado, that the month of May, 2016, be declared as Drug Court Month in Jefferson County

Libby Szabo, Chairman

Donald Rosier, Chairman Pro Tem

Casey Tighe, Commissioner



COMMISSIONERS' MINUTES OF MAY 17, 2016

The Board of County Commissioners of the County of Jefferson, State of Colorado, met in regular session on May 17, 2016 in the Jefferson County Government Center, Golden, Colorado. Commissioner Libby Szabo, Chairman presided. Commissioner Donald Rosier, Commissioner Casey Tighe and Debbie Quinn, Deputy Clerk to the Board, were present.

Commissioner Libby Szabo, Chairman called the meeting to order.

STAFF PRESENT:

Ralph Schell, County Manager
Ellen Wakeman, County Attorney
Kourtney Hartmann, Assistant County Attorney
John Wolforth, Director of Planning and Zoning
Justin Montgomery, Planning and Zoning

APPROVAL OF MINUTES

Following a general discussion, the Board upon motion of Commissioner Rosier, duly seconded by Commissioner Tighe and by unanimous vote, approved the Minutes of May 10, 2016.

CONSENT AGENDA

The Board approved the following Resolutions:

1. **Resolution CC16-183** Expenditure Approval Listings Dated May 12, 2016 - Accounting
2. **Resolution CC16-184** Expenditure Approval Listing Dated May 19, 2016 - Accounting
3. **Resolution CC16-185** Abatement/Refund of Property Taxes – Board of Equalization
4. **Resolution CC16-186** Abatement/Refund of Property Taxes – Board of Equalization
5. **Resolution CC16-187** Abatement/Refund of Property Taxes – Board of Equalization
6. **Resolution CC16-188** Abatement/Refund of Property Taxes – Board of Equalization

7. **Resolution CC16-189** Grant Application and Acceptance - Colorado Department of Transportation (CDOT), Office of Transportation Safety (OTS) for FY 2016 Funding for High Visibility Impaired Driving Enforcement (HVE) Patrols - Sheriff

8. **Resolution CC16-190** Jefferson County Annual Fire Operating Plan (AOP) - Sheriff

9. **Resolution CC16-191** Public Trustee Report Dated May 9, 2016 for First Quarter 2016 - Public Trustee

10. **Resolution CC16-192** Payroll and Payment Certifications for the Month of March 2016 - Human Services

11. **Resolution CC16-193** Intergovernmental Agreement - City of Westminster Relating to the Maintenance of the Traffic Signal Located at 112th Avenue and Simms Street - Transportation and Engineering

12. **Resolution CC16-194** Adoption of the 2015 Edition of the International Fire Code by the Coal Creek Canyon Fire Protection District - Building

13. **Resolution CC16-195** Adoption of the 2015 Edition of the International Fire Code by the Fairmount Fire Protection District – Building

14. **Resolution CC16-196** Adoption of the 2015 Edition of the International Fire Code by the Genesee Fire Protection District – Building

15. **Resolution CC16-197** Adoption of the 2015 Edition of the International Fire Code by the Golden Gate Fire Protection District - Building

16. **Resolution CC16-198** Adoption of the 2015 Edition of the International Fire Code by the Indian Hills Fire Protection District – Building

17. **Resolution CC16-199** Adoption of the 2015 Edition of the International Fire Code by the Inter-Canyon Fire Protection District - Building

18. **Resolution CC16-200** Adoption of the 2015 Edition of the International Fire Code by the North Fork Fire Protection District – Building

19. **Resolution CC16-201** Adoption of the 2015 Edition of the International Fire Code by the North Metro Fire Protection District - Building

20. **Resolution CC16-202** Adoption of the 2015 Edition of the International Fire Code by the Pleasant View Metropolitan District - Building

21. **Resolution CC16-203** Adoption of the 2015 Edition of the International Fire Code by the West Metro Fire Protection District - Building

22. **Resolution CC16-204** Adoption of the 2015 Edition of the International Fire Code by the Wheat Ridge Fire Protection District - Building

23. **Resolution CC16-205** New Airport Ground Lease Agreement – Pilatus Business Aircraft, Ltd. for the Lease of Approximately Six Acres of Land Near Simms Street and State Highway 128 for a Completions Center - Airport

REGULAR AGENDA – No agenda items

PUBLIC HEARING CONSENT AGENDA

Following a general discussion, the Board upon motion of Commissioner Rosier, duly seconded by Commissioner Tighe and by unanimous vote, approved moving item #25 from the Public Hearing Consent Agenda to the Public Hearing Regular Agenda.

No one requested to testify in the following cases:

24. Resolution CC16-182

Case Number: 16-103558RZ: Rezoning

Case Name: 604 Loveland Street

Owner/Applicant: Kurt Ulrich and Danielle Ulrich

Location: 604 Loveland Street, Section 1, Township 4 South, Range 70 West

Approximate Area: 0.39 acres

Purpose: To rezone from Residential-Two (R-2) to Residential-One B (R-1B) to allow for the subdivision of the property into two (2) lots for single-family detached units.

Case Manager: Mike Madrid

26. Resolution CC16-181

Case Number: 15-116747PF: Preliminary and Final Plat

Case Name: Remus Subdivision

Owner/Applicant: Regina Remus and Ulrich Hugo Remus

Location: 9537 Ute Drive, Section 24, Township 2 South, Range 71 West

Approximate Area: 11.7 Acres

Purpose: To subdivide the property into 2 lots for single-family detached units.

Case Manager: Ross Klopff

The Board upon motion of Commissioner Rosier, duly seconded by Commissioner Tighe and by unanimous vote, adopted a resolution approving the item on the consent agenda subject to the adopted conditions of approval.

PUBLIC HEARING REGULAR AGENDA

25. Resolution CC16-180

Case Number: 16-103562RZ: Rezoning

Case Name: Sugarbush Mixed-Use

Owner/Applicant: Associated Bodywork & Massage Professionals, Inc.

Location: 1271 Sugarbush Drive, Section 20, Township 4 South, Range 71 West

Approximate Area: 2 Acres

Purpose: To rezone from Planned Development (PD) to Planned Development (PD) to allow six (6) residential units in an existing office building.

Case Manager: Justin Montgomery

Sworn testimony: Brett Champine, applicant

Following the taking of testimony and a general discussion, the Board upon motion of Commissioner Rosier, duly seconded by Commissioner Tighe and by unanimous vote, adopted **RESOLUTION CC16-180** approving Rezoning Case #16-103562RZ.

REPORTS

The Commissioners' reported on attending various meetings including touring the completed Crime Lab, working the County Shredathon, Metro Area County Commissioners, Senior Heroes, West Chamber of Commerce, Leadership Jeffco, League of Women Voters, Elected Officials and the Lakewood Bike Ceremony.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.

Attest:

Board of County Commissioners of
the County of Jefferson, Colorado

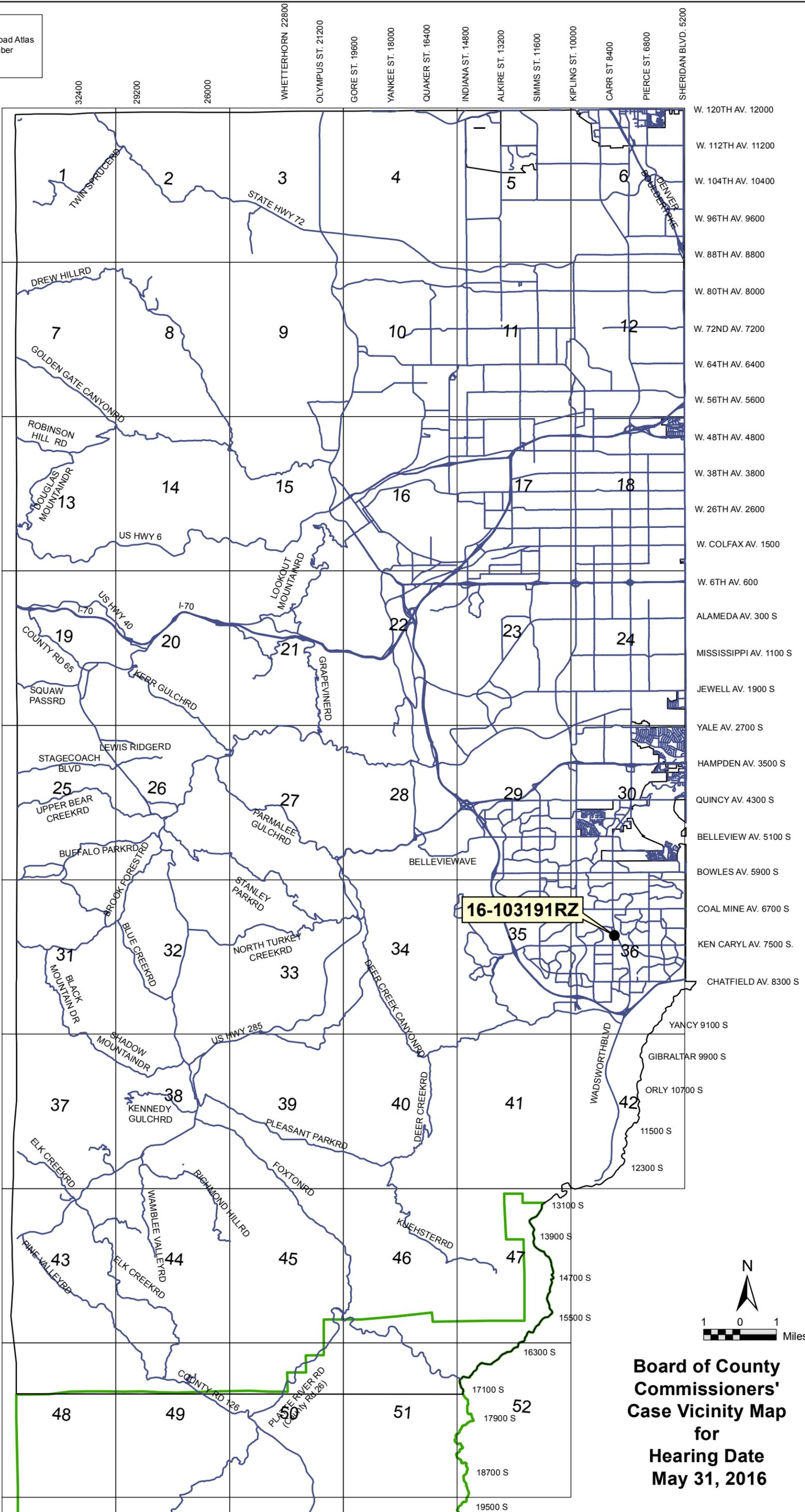
Debbie Quinn, Deputy Clerk

Libby Szabo, Chairman

Key

3 County Road Atlas map number

Roads



**Board of County
Commissioners'
Case Vicinity Map
for
Hearing Date
May 31, 2016**

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM:  Ralph Schell, County Manager
DIST: Tim Kauffmann, County Treasurer
RE: EXPENDITURE APPROVAL LISTINGS
DATE: May 31, 2016

Staff Recommendation:

Approve the Expenditure Approval Listings dated May 26, 2016
Resolution No.

CC16-207

Background:

The Board of County Commissioners has reviewed all claims presented for Audit and allowance to the Board as represented on said Expenditure Approval Listings and the Board of County Commissioners find that all said claims as represented on said Expenditure Approval Listings shall be allowed, and, hereby, directs the County Treasurer to pay same.

Further, the staff has reviewed all claims and certify that all claims are valid
And are in order to be paid.

Prepared by: Kay Aberle, Accounting Supervisor, X8532, Jefferson County Accounting Division

Reviewed by: Deborah Freischlag, Director of Accounting, X8529, Jefferson County Accounting Division

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM:  Ralph Schell, County Manager

DIST: Tim Kauffmann, County Treasurer

RE: Ratification of Expenditure Approval Listing dated May 19, 2016

DATE: May 31, 2016

Staff Recommendation:

BCC hereby ratifies the Expenditure Approval Listings dated May 19, 2016 that were prepared by the Accounting Division and reviewed and approved by the County Manager or his designee, and ratifies payment of the same by the County Treasurer.

Resolution No. **CC16-208**

Background:

The Board of County Commissioners has reviewed all claims presented for Audit and allowance to the Board as represented on said Expenditure Approval Listings and the Board of County Commissioners find that all said claims as represented on said Expenditure Approval Listings shall be allowed, and, hereby, directs the County Treasurer to pay same.

Further, the staff has reviewed all claims and certify that all claims are valid and are in order to be paid.

Prepared by: Sheri Haxton, Administrative Coordinator, x8559, Jefferson County Accounting Division

Reviewed by: Deborah Freischlag, Director of Accounting, x8542, Jefferson County Accounting Division.

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM:  Ralph Schell, County Manager

DIST: Tim Kauffmann, County Treasurer

RE: Approval of Expenditure Approval Listing dated June 2, 2016

DATE: May 31, 2016

Staff Recommendation:

BCC approves the Expenditure Approval Listings dated June 2, 2016 to be prepared by the Accounting Division subject to review and approval by the County Manager or his designee, and directs the County Treasurer to pay the same.

Resolution No.

CC16-209

Background:

The Board of County Commissioners will review all claims presented for Audit and allowance to the Board as represented on said Expenditure Approval Listings and the Board of County Commissioners find that all said claims as represented on said Expenditure Approval Listings shall be allowed, and, hereby, directs the County Treasurer to pay same.

Further, the staff has reviewed all claims and certify that all claims are valid and are in order to be paid.

Prepared by: Sheri Haxton, Administrative Coordinator, x8559, Jefferson County Accounting Division

Reviewed by: Deborah Freischlag, Director of Accounting, x8542, Jefferson County Accounting Division.

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM:  Ralph Schell, County Manager

DIST: Ralph Schell, Tim Kauffman, Accounting

RE: BI-WEEKLY PAYROLL REGISTER

DATE: May 24, 2016

Staff Recommendation:

Approve the issuance of county warrants as listed on this Bi-Weekly Payroll Register for period ending May 14, 2016.

Resolution No. **CC16-210**

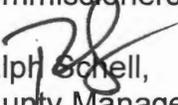
Background:

Payroll warrants and ACH Direct Deposit Notifications have been prepared in accordance with current Personnel Action forms and time sheets received in the Financial Control Division by the required deadlines and all applicable taxes and deductions have been withheld therefrom. A summary register of these claims has been circulated and thereby presented for audit and allowance by the Board of County Commissioners. The Board of County Commissioners hereby directs the County Treasurer to pay same.

Prepared By: Jefferson County Accounting Division

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM:  Ralph Schell,
County Manager

RE: Appointments to Jefferson County Community Development Advisory Board

DATE: May 31, 2016

Staff Recommendation:

Approves the appointments of Donna Mullins and Peter Pitman as regular members on the Jefferson County Community Development Advisory Board.

Approves the term of these appointments to be effective May 31, 2016 and to expire March 31, 2020 or until reappointed or replaced by the Board of County Commissioners.

Resolution No.

CC16-211

Distribution:

Original returned to: Janice Fredricksen

Copies to: Kat Douglas, Community Development

MEMORANDUM

AGENDA ITEM 6

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM:  Ralph Schell,
County Manager
RE: Appointment to Tri-County Workforce Development Board
DATE: May 31, 2016

Staff Recommendation:

Approves the appointment of John Deal as a regular member on the Tri-County Workforce Development Board.

Approves the term of these appointments to be effective May 31, 2016, and to expire March 31, 2018, or until reappointed or replaced by the Board of County Commissioners.

Resolution No. **CC16-212**

Distribution:

Original returned to: Janice Fredricksen

Copies to: Nate Walker, Workforce

MEMORANDUM

AGENDA ITEM 7

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM:  Ralph Schell,
County Manager

RE: Appointments to Household Hazardous Waste Storage Authority

DATE: May 31, 2016

Staff Recommendation:

Approves the appointment of Dr. Mark Johnson, or his appointee, as a member of the Management Committee on the Household Hazardous Waste Storage Authority per the Intergovernmental Agreement Creating a Household Hazardous Waste Storage Authority.

Approves the term of this appointment to be effective Date of this Resolution and to expire four (4) years from Date of this Resolution, or until reappointed or replaced by the Board of County Commissioners.

Resolution No. **CC 16 - 2 1 3**

Distribution:

Original returned to: Janice Fredricksen

Copies to: Dr. Mark Johnson

MEMORANDUM

TO: The Board of County Commissioners
FROM: Board of Equalization
CC: Ellen G. Wakeman, County Attorney
RE: Abatement/Refund of Property Taxes

CC 16 - 2 1 4

Staff Recommendation:

Resolved, that the Board of County Commissioners approves the findings and recommendations of the Jefferson County Assessor denoted in the corresponding abatement resolutions and adopts those findings and recommendations as its final action on these abatement petitions.

<u>CASE NO.</u>	<u>PETITIONER</u>	<u>TAXES ABATED/ REFUNDED</u>
A15-251	Coal Mine Centre LLC	\$40,835.63
A16-016	Hugo E. DeVries	\$5,337.68
A16-123	Great America Leasing Corp	\$31.47
A15-257	Christopher Hall	\$15,197.60
A16-096	John Haring	\$92.62
A16-074	Edward W. D. Huffman Jr. and Judith A. Huffman	\$1,483.42
A16-011	Carl Wesley Jensen	\$1,422.68
A16-039	Randall W. Judge	\$1,490.28
A16-155	Key Government Finance	\$4,007.30
A16-050	Adrian N. and Brenda J. King	\$1,505.08
A16-013	George H. Palmateer	\$117.73
A16-149	Kristine Renee Phelps	\$151.13
A16-110	Wilbur S. Sanchez	\$110.78
A16-036	Joan C. Schicker	\$729.27
A15-313	James Schuler	\$808.86
A16-097	Shaun Williams	\$312.20
A16-131	652 Harlan Street Trust	\$191.78

Resolution No. _____

Background:

Final Board action on 17 abatement petitions, \$ 73,825.51 to be refunded. Taxpayers have filed abatement petitions alleging that their property has been overvalued or that their tax levy is illegal. The Assessor recommends approval of these petitions in the amounts indicated in the corresponding resolutions. The Board is taking action on these abatement petitions by accepting or rejecting the Assessor's recommendations.

If an abatement appeal is approved by the board, the Treasurer's Office will calculate interest owed and send payment to the taxpayer. The Property Tax Administrator must approve all refunds in excess of \$10,000.00. If unsatisfied with this Board's action, a taxpayer may appeal further to the State Board of Assessment Appeals. Abatement refunds over \$10,000.00 are recommended for the following reasons:

A15-251: Assessor recommended approval due to property's long term vacancy rate of 35%, verified by Assessor.

A15-257: Assessor recommended approval due to erroneous overvaluation, and adjusted value to be equal to 2013 value.

Prepared by: Casie Stokes, Assistant County Attorney *CAS*
Distribution: Board of Equalization

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM:  Ralph Schell, County Manager
DIST: Clerk to the Board, Scott Holzer, Joanne Kortendick, Deborah Freischlag
RE: Contract Renewal of for Insurance Brokerage Services
Budget and Risk Management

Staff Recommendation: Approve the renewal of the contract between Jefferson County and IMA, Inc. in an amount not to exceed \$46,000 for insurance brokerage services. Further approve payment of various insurance premiums by IMA on behalf of Jefferson County in the amount of \$798,879.00. The County's Representative is Scott Holzer, or other person as may be designated by the Division Director or County Manager.

The renewal term is June 1, 2016 through May 31, 2017.

Resolution No. **CC 16 - 215**

Background: Jefferson County has been self-insured since 1995. Risk Management employs the services of an insurance brokerage firm to procure excess commercial liability coverage to limit exposure to various types of public liability incidents and Workers' Compensation claims.

In addition to acquiring insurance policies, IMA, Inc. is also issued premium funds for disbursement to the various carriers on behalf of the County. The policies include coverage for property, crime-related occurrences, airport liability, boiler and machinery claims, and terrorism liability.

In May 2011, the Board of County Commissioners approved an amendment providing the option for renewal of this contract for additional one-year periods by giving the contractors written notice of its intent to renew prior to the end of the then current term.

The contract price for these services for the renewal term is unchanged from the prior renewal term.

Fiscal Information: Funding for supplies and services in 2016 is available from the 2016 OPS budget. Funding for services in 2017 is contingent upon approval of the 2017 budget. This is within the scope and budget for these services.

BCC Briefing Presented By: Holly Bjorklund on May 17, 2016.

Originator: Agenda memo prepared by Chandra Hardwick, Purchasing, Ext. 8584.

Original returned to: Chandra Hardwick, Purchasing

Copies w/o contract to: **Mary O'Neil, Director of Budget & Risk Management**
 Sam Bican, Risk Management

Approvals	Joanne Kortendick, County Atty Holly Bjorklund, Dept Dir Mary O'Neil, Div Dir	Approved: 5/19/16, 4:00pm Approved: 5/19/16, 5:04pm Approved: 5/19/16, 3:07pm
Agenda Coordinator Review		<input checked="" type="checkbox"/> Check <i>ms</i>
Final Signatory	BCC Chairman	
Vendor	The IMA Financial Group, Inc. (IMA, Inc.)	
End User	Risk Management	
Type (Contract, PO, etc)	Contract Renewal	
Dollar Value	\$46,000.00 for renewal \$798,879.00 for insurance premiums	
Term	June 1, 2016-May 31, 2017	
Description	Insurance Brokerage Services	
Purchasing Agent	Chandra Hardwick	

MEMORANDUM

AGENDA ITEM 10

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM:  Ralph Schell, County Manager
DIST: Katherine McIntire, Joanne Kortendick, Deborah Freishlag
RE: Approval of Legal Newspapers and Designation of Official Newspaper

Staff Recommendation: Resolved, that the Board of County Commissioners designates the *High Timber Times*, published by Evergreen Newspapers, as the "official newspaper" for Jefferson County through June 23, 2017.

Be it further resolved that the Board of County Commissioners approves the *High Timber Times*; the *Golden Transcript* published by West Suburban Community Media and *YourHub*, published by The Denver Post LLC, for the publication of legal notices and authorizes Purchasing to execute letters of notification to the awarded publishers.

Publication in these newspapers will be at the renewal rates for the time period of June 24, 2016 to June 23, 2017.

Resolution No.

CC 16 - 216

Background:

Pursuant to state statutes, the County is required to publish certain legal notices in an "official newspaper." That newspaper must meet the statutory requirements that define a legal newspaper.

Divisions have discretion to publish other legal notices in any newspaper that meets the statutory requirements of a legal newspaper depending on their needs and specific statutes, and as necessary or convenient to conduct County business.

In 2013, Purchasing issued bid packages with the option to renew for three additional one-year terms to three newspaper groups. The *High Timber Times* (Evergreen Newspapers) submitted the lowest bid in 2013; however, staff believed that by approving publication of legal notices in the *High Timber Times*, the *Golden Transcript* and *YourHub*, it would be able to lock in lower prices for those needing to place notices in whichever publication was most geographically appropriate or offered the quicker turn-around time or greater circulation for a particular notice. The renewal pricing per line of print submitted for 2016 by all three newspaper groups remained the same as their original bid pricing. This approval shall not preclude the placement of notices in other publications. The *High Timber Times* will retain the designation as Jefferson County's "official newspaper."

Fiscal Impact: The value of the combined awards resulting from this selection is estimated not to exceed \$60,000. Funding for the publication of legal notices is included in the respective divisions' budgets.

BCC Briefing Presented By: Katherine McIntire, Public Engagement Director, on May 17, 2016.

Originator: Agenda memo prepared Kathleen Budd, x8592.

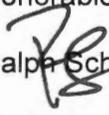
Contacts: Katherine McIntire, Public Engagement, x8515

Original returned to: Kathleen Budd, Purchasing

Copies to: Marcia Sieben, Purchasing Manager

Approvals	Marcia Sieben, Purchasing Manager Kate McIntire, Public Engagement Director Joanne Kortendick, Deputy County Attorney	<input checked="" type="checkbox"/> 5/23/16 1:55pm <input checked="" type="checkbox"/> 5/23/16 1:42pm <input checked="" type="checkbox"/> 5/23/16 1:45pm <input type="checkbox"/> <input type="checkbox"/> <i>qms</i>
Final Signatory	BCC	
Vendor	High Timber Times, Golden Transcript, YourHub	
End User	Public Engagement	
Type (Contract, PO, etc)	Renewal of Award Letter	
Dollar Value	Approximately \$60,000 (non-encumbering)	
Term	June 24, 2016 through June 23, 2017	
Description	Designation of official newspaper and publication of legal notices	
Buyer	Kathleen Budd	

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM:  Ralph Schell, County Manager
RE: Exchange of Land with CDOT– SH 128/Interlocken Loop Relocation
DATE: May 31, 2016

Staff Recommendation: Staff recommends that the Board of County Commissioners:

1. Authorize an exchange of land between the Colorado Department of Transportation (CDOT) and the Airport for the new State Highway 128 Right-of-Way.
2. Authorize the Chairman of the Board of County Commissioners to execute deeds necessary to convey and accept land for the exchange.

Resolution No. **CC 16 - 217**

Background: This item was previously briefed in March and in October 2014, however CDOT had discrepancies in its land records, and therefore execution of the land swap is not yet complete.

This project was conducted because the Runway 11L Safety Area did not meet the criteria outlined for airports certificated under CFR Part 139. The intersection at Interlocken Loop and Highway 128 needed to be relocated to the north and slightly west to accommodate the full 1,000 feet of required Runway Safety Area. The construction of the project is now complete, but there are a few items necessary for project closeout.

The final component in the Highway 128 relocation is the exchange of land between the Airport and CDOT to align real property ownership with use. In 2012, the Airport acquired land as part of the overall SH128 Relocation Project. Along with land previously owned, the Airport will engage in a "land swap" with CDOT for the Right-of-Way on the newly aligned Highway 128. The Airport will transfer land to CDOT that is now included in the Right-of-Way and CDOT will transfer land to the Airport that is no longer included in the Right-of-Way.

BCC Briefing Presented on: January 12, 2016

Fiscal Impact: There is no fiscal impact to this exchange of land.

Prepared by: Bryan Johnson, Airport Director, ext.4851

Distribution

Original returned to: Bryan Johnson, Airport
Copies to: David Wunderlich, County Attorney's office

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Ralph Schell, County Manager

RE: Consulting Agreement for Development of the Vacant 15-Acre Parcel at Metro Business Center at RMMA (Airport)

DATE: May 31, 2016

Staff Recommendation: That the Board approves the Consulting Agreement with Surf Fore, LLC relating to the development of the vacant 15-acre parcel of land located at Metro Business Center at the Rocky Mountain Metropolitan Airport; and further that the Chairman is authorized to sign any documents related to the entitlements, including but not limited to, any subdivision improvement agreement, plat or zoning documents, currently being sought from the City and County of Broomfield to facilitate the development of the 15-acre parcel as contemplated in the Consulting Agreement.

Resolution No. **CC 16 - 218**

Background: The Airport has negotiated a consulting agreement pursuant to which Garrett Baum and Bill Branyan will assist the County with all aspects of the development of the currently vacant 15-acre parcel of land.

BCC Briefing Presented on: May 17, 2016

Fiscal Impact: The Consulting Agreement is structured so that Surf Fore, LLC only gets paid once the County receives revenue from leases or a sale of property. Surf Fore, LLC will receive 15% of the Rental Income from Qualifying Leases, or 15% from a sale after commissions and charges.

Original returned to: Bryan Johnson, Airport Director

Distribution: Jeanie Rossillon, Director of Development & Transportation
Kourtney Hartmann, County Attorney's Office

BCC HEARING ROUTING FORM (non-purchasing items)

Contacts: Originating Division and Contact: Bryan Johnson Phone: X4851
 County Attorney Contact: Kourtney Hartmann Phone: X8964

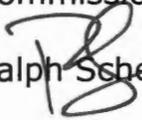
Consulting Agreement for Development of the Vacant 15-Acre Parcel at Metro Business Center at RMMA (Airport)

BCC Business Hearing Consent Agenda May 31, 2016

ROUTING					
O R D E R	Division	Authorized Signatures Name/Initials	Date Rec'd	Date Fw'd	Comments
()	Originator				
()	Division Director - Bryan Johnson				
(1)	Department Director- Jeanie Rossillon	<i>JR</i>	5/18/16	5/19/16	
(2)	County Attorney - Kourtney Hartmann	<i>KKH</i>	5/18/16	5/18/16	
()	Elected Official				
(3)	BCC Agenda Coordinator	<i>ams</i>			

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM:  Ralph Schell, County Manager

RE: New Ground Lease Agreement – Arby's Ground Lease (Airport)

DATE: May 31, 2016

Staff Recommendation: That the Board approves a new Ground Lease with United States Beef Corporation for the lease of a parcel of land located at the southwest corner of Metro Airport Avenue and Wadsworth Parkway just south of the existing 7-11 lease parcel, and that the Director of Development and Transportation and the Airport Director, or such other officer or agent to whom either person delegates authority, is authorized to do all other acts to execute, deliver, file or record any other documents or instruments in connection with the Ground Lease.

Resolution No. **CC 16 - 219**

Background: County staff has negotiated a new ground lease agreement with United States Beef Corporation for a .9 acre parcel of land for the operation of an Arby's restaurant. The negotiated terms meet the expectations of the Airport's Lease Policy and require the necessary compliance over time to the Airport's Primary Guiding Documents.

BCC Briefing Presented on: May 17, 2016

Fiscal Impact: The Airport will receive rental income from the lease in accordance with the lease terms; the first year annual rent will be \$75,000.

Original returned to: Bryan Johnson, Airport Director

Distribution: Jeanie Rossillon, Director of Development & Transportation
Kourtney Hartmann, County Attorney's Office

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM:  Ralph Schell, County Manager
DIST: Michael Dobbs, Deborah Freischlag
RE: Purchase Order for Concrete Removal and Replacement Services for Kipling Sidewalk Phase II.
Transportation and Engineering Division

Staff Recommendation: Approve an expenditure in the amount of \$289,534.70 to Concrete Express, Inc. for concrete services for Kipling Sidewalk Phase II. The County's representative is Michael Dobbs or other person as may be designated by the Transportation and Engineering Division Director or County Manager.

Final completion of these services is anticipated by December 31, 2016.

Resolution No.

CC16-220

Background: Background: Transportation and Engineering requires concrete removal and replacement services for construction of a new sidewalk along the east side of Kipling Street, just south of Bowles Avenue.

The Road and Bridge Division entered into a contract with Concrete Express, Inc. in 2014, which was renewed and amended in 2016 (CC16-022). The contract amendment provisions included the ability of entities other than Road and Bridge to issue purchase orders accessing the contract rates and terms. The work under this purchase order will be scheduled and managed by Road and Bridge, but paid for with Transportation and Engineering funds.

Fiscal Information: Funding is available in the Transportation and Engineering 2016 CIP Budget. This expenditure is within the scope and budget of the project.

BCC Briefing Presented by Jeanie Rossillon, Development & Transportation Department Director, on January 19, 2016.

Originator: Agenda memo prepared by Joe Weickenand, Purchasing, ext. 8595

Contacts: Michael Dobbs, Road and Bridge, ext. 5233

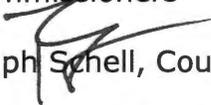
Original returned to: Joe Weickenand, Purchasing

Copies to: Jeanie Rossillon, Development & Transportation
 Larry Benshoof, Road and Bridge
 Sam Bican, Risk Management
 Steve Durian, Transportation and Engineering
 Mike Vanatta, Transportation and Engineering
 Gay Ummel, County Attorney's Office

Approvals	Jeanie Rossillon, Dept Dir. Steve Durian, Div Dir	Approved: 5/12/16, 10:05am Approved: 5/9/16, 2:31pm
Agenda Coordinator Review		X Check <i>ams</i>
Final Signatory	BCC	
Vendor	Concrete Express, Inc.	
End User	Transportation & Engineering	
Type –Purchase Order	Purchase Order	
Dollar Value	\$289,534.70	
Term	The Contractor shall begin the Work upon receipt of the Notice to Proceed and complete the work on or before December 31, 2016	
Description	Concrete Removal and Replacement for Kipling Sidewalk Phase II.	
Purchasing Agent	Joe Weickenand	

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM:  Ralph Schell, County Manager

RE: Additional ROW Acquisitions - Culvert Repairs, McIntyre Street

DATE: May 31, 2016

Staff Recommendation: Resolved that the Board of County Commissioners hereby authorizes the Transportation & Engineering Division, in cooperation with the County Attorney's Office, to initiate negotiations for the acquisition of all easements and right-of-way parcels required to obtain clear marketable title to facilitate such acquisitions using all powers of the County necessary to acquire such right-of-way or easements for the following projects in addition to the projects previously approved February 2, 2016 (CC16-040): Culvert replacements on W. 32nd Ave. between McIntyre St and Eldridge St. and McIntyre Street between SH 58 and W. 32nd Ave.

All other terms of Resolution CC16-040 are applicable to the above reference projects. In addition, to the extent any rights were acquired for these additional project areas prior to the adoption of this resolution, those actions are hereby ratified.

Resolution No.: **CC16-221**

Background: This resolution will allow the Transportation & Engineering Division to proceed with right of way acquisition for the projects listed above. The West 32nd Avenue culverts are failing and need to be replaced thus necessitating obtaining right of way earlier than anticipated. In addition, staff is requesting authority from the Board of County Commissioners to initiate negotiations for the acquisition of easements and right-of-way parcels required from MillerCoors LLC for the future McIntyre Street Improvement project.

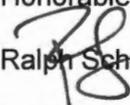
BCC Briefing Presented on: February 9, 2016 by Jeanie Rossillon

Fiscal Impact: The culvert easements are being donated, thus the fiscal impact to the County is \$0.00. The estimated value of the right-of-way to be acquired from MillerCoors LLC is approximately \$150,000. This amount will need to be added to the 2016 budget through a budget supplemental.

Original returned to: Robert Taylor, Transportation & Engineering

Distribution: Jeanie Rossillon, Development and Transportation
Mike Vanatta, Transportation & Engineering
Kourtney Hartmann, County Attorney's Office

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM:  Ralph Schell, County Manager
DIST: Clerk to the Board, Larry Benshoof, Gay Ummel, Deborah Freischlag
RE: Contract Renewal – Annual Services to Furnish and Install Paving Fabric Road and Bridge

Staff Recommendation: Approve the annual renewal of the contract between Jefferson County and Vance Brothers, Inc. in an amount not to exceed \$225,000.00 to furnish and install asphalt paving fabric. The County's Representative is the Director of the Road & Bridge Division, or other person as may be designated by the Department Director or County Manager.

The renewal term is May 12, 2016 through May 11, 2017.

Resolution No. **CC 16 - 222**

Background: Jefferson County requires the services of a contractor to furnish and install paving fabric on various arterial, collector, and local streets throughout unincorporated Jefferson County as part of the Overlay Program. The use of paving fabric, complimented with other maintenance strategies, will give the County the opportunity to extend pavement and overlay life while greatly reducing future maintenance and the associated costs.

The original contract was approved by the Board of County Commissioners on May 12, 2015, and allows for three one-year renewal options. This request represents the first renewal option.

The Unit Price of \$1.80 per square yard for labor, equipment, material and mobilization is unchanged from the prior term.

Fiscal Information: Funding for supplies and services in 2016 is available from the 2016 OPS budget. Funding for services in 2017 is contingent upon approval of the 2017 budget. This is within the scope and budget for these services.

BCC Briefing Presented By: Jeanie Rossillon on January 19, 2016.

Originator: Agenda memo prepared by Dawn Krank, Purchasing, Ext. 8590.

Original returned to: Dawn Krank, Purchasing

Copies w/o contract to: Jeanie Rossillon, Development & Transportation
Michael Dobbs, Road and Bridge
Sam Bican, Risk Management

Approvals	Gay Ummel, County Atty Jeanie Rossillon, Dept Dir Larry Benshoof, Div Dir	Approved: 5/11/2016 9:29 AM Approved: 5/11/2016 9:07 AM Approved: 5/12/2016 8:01 AM
Agenda Coordinator Review		<input checked="" type="checkbox"/> Check <i>ams</i>
Final Signatory	BOCC Chairman	
Vendor	Vance Brothers, Inc.	
End User	Road & Bridge	
Type (Contract, PO, etc)	Letter Renewal - Contract	
Dollar Value	\$225,000.00	
Term	May12, 2016 – May 11, 2017	
Description	1 st Renewal and Revival of the Paving Fabric Bid Contract	
Purchasing Agent	Dawn Krank	

MEMORANDUM

AGENDA ITEM 17

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM: Ralph Schell, County Manager
RE: REQUEST FOR AN EXCEPTION TO THE COOPERATIVE IMPROVEMENTS PROJECT POLICY
DATE: May 31, 2016

Staff Recommendation:

The Board of County Commissioners approves the request by the residents of Mountain View Lakes Homeowners Association for an exception to the Cooperative Improvements Project Policy and a future agreement as a onetime only drainage improvement to assist the citizens of Mountain View Lakes.

Resolution No: CC16-223

Background: Mountain View Lakes Homeowners Association's request is for a drainage improvement on a non-County maintained road. Drainage from the subdivision moves north along both sides of Parker Road. At Nova Road there is a cross culvert that moves the water to the northeast. This water then travels in a ditch to Beverly Road. The drainage improvement is at this location on Beverly Road.

The current Jefferson County policy to assist homeowners with road improvement projects – Cooperative Road Improvement Project (co-op) Policy (Part 8, Streets and Roads - Chapter 1 - Programs, Section 6) does not allow for drainage improvements directly or indirectly. The policy only allows the County to share the costs of improvements with property owners for County maintained gravel roads. Prior to 2007, the policy did allow for Other Projects; which were projects intended to construct, reconstruct, modify or improve drainage facilities within County right-of-way by using the co-op process.

The Board of County Commissioners was briefed on December 8, 2015 concerning this request for a Cooperative Road Improvement Project. Evaluation of the drainage could not be obtained until late March 2016 due to weather. The overall cost of this project has been confirmed at \$8,000.00. The County's share per the agreement would be \$5,500.00 for equipment and labor. The citizens' cost share would be \$2,500.00 for materials.

BCC Briefing Presented on: December 8, 2015

Prepared by: Michael Dobbs Ext. 5233

Distribution

Original returned to: Teri Schmaedecke, Clerk to Board

Copies to: Larry Benshoof, Jeanie Rossillon, Gay Ummel.

CONTRACT REVIEW ROUTING FORM

Parties to Contract: Jefferson County

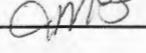
Project: Mountain View Lakes Exception to the Cooperative Improvements Project Policy

Process Dates: Must be executed by BCC: 5/31/2016 Deadline to County Manager: 5/24/2016

Contacts: Originating Department/Contact: Michael Dobbs Phone: 303-271-5233
 County Attorney/Contact: Gay Ummel Phone: 303-271-8963

MANDATORY ACCOUNT INFORMATION	Total Amount: \$2,500.00 paid to Jeffco
Account Number: <u>64200.435110</u> Project: <u>COOP</u>	Funds Available: Yes <input checked="" type="checkbox"/> No

ROUTING

O R D E R	Department	Authorized Signatures Name/Initials (*)	Date Rec'd	Date Forward	Comments
	Originator Michael Dobbs			5/16/16	
	Director of R & B Larry Benshoof			5/23/16	
	Director of D & T Jeanie Rossillon			5/24/16	
	County Attorney Gay Ummel			5/24/16	
	BCC Agenda Coordinator				

INSTRUCTIONS

- (*) Initials of reviewer indicate that the contract is acceptable and ready for BCC action, from reviewer's perspective.
- (**) Signature of authorized department contact for contractual questions.

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM:  Ralph Schell, County Manager

DIST: Clerk to the Board, Amy Ito, Steven Snyder, Deborah Freischlag

RE: **Second Contract Amendment for Phase II of Design/Build Contract for Peaks to Plains Trail Clear Creek Canyon Segment Open Space**

Staff Recommendation: Approve the second contract amendment between Jefferson County and **Concrete Express, Inc.** in the amount of **\$5,210,953.75** for construction services in Phase II for the Peaks to Plains Trail, Clear Creek Canyon Segments JC-2 and JC-3, for a revised total Phase II contract amount of \$19,864,700.66.

Resolution No. **CC16-224**

Background: In May 2013, the original contract with Concrete Express, Inc. for design and construction services for the Peaks to Plains Trail Clear Creek Canyon Segment was approved by the Board of County Commissioners. In November 2013, Resolution No. CC13-420 was adopted setting the original price and schedule for Phase II, excluding the JC-3 trail segment due to budget constraints.

In December 2015, the Board of County Commissioners approved an amendment to the contract for construction services for Phase II for JC-2 and JC-3 trail segments to complete the construction portion of the Peaks to Plains Trail, Clear Creek Canyon Segment.

This second amendment provides for full construction of the JC-4 segment, construction of the Mayhem Gulch auxiliary lot, and for mitigation services related to the Preble's meadow jumping mouse.

Open Space has recommended Concrete Express, Inc. to perform these services because their prior experience makes them best suited to continue work on this difficult trail. This firm was awarded the original contract as the highest rated firm resulting from a Request for Proposal.

Fiscal Information: Funding is available in the 2016 CIP budget. This amendment is within the scope and budget for these services.

BCC Briefing Presented By Tom Hoby on April 26, 2016.

Originator: Agenda memo prepared by Marcia Sieben for Chandra Hardwick, Purchasing, Ext. 8584

Original returned to: Chandra Hardwick, Purchasing

Copies w/o amendment to: Tom Hoby, Director of Parks
Scot Grossman, Special Projects Coordinator

Approvals	Steve Snyder, County Atty Tom Hoby, Dept Dir	Approved: 5/24/16, 8:45am Approved: 5/24/16, 9:27am
Agenda Coordinator Review		<input checked="" type="checkbox"/> Check AMS
Final Signatory	BCC Chairman	
Vendor	Concrete Express Inc	
End User	Open Space	
Type (Contract, PO, etc)	Contract Amendment	
Dollar Value	\$5,210,953.75	
Term	Per Project Schedule	
Description	Second Amendment Phase II Construction of Peak to Plains Trail, Clear Creek Canyon Segment	
Purchasing Agent	Chandra Hardwick	

MEMORANDUM

AGENDA ITEM 19

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM:  Ralph Schell, County Manager
RE: City of Lakewood O'Kane Park – Reverter Exchange JCOS15-12
DATE: May 31, 2016

Staff Recommendation:

That the Board of County Commissioners approve the recommendation made in Open Space Advisory Committee Resolution #16-04 and authorize the release of the County's Open Space Reverter on a portion of Lakewood's O'Kane Park property and the placement of the Open Space Reverter on a portion of the Lakewood's Washington Heights Park property.

Authorization for: 1) the Chairman of the Board to execute the Release of Reverter Interest and the Commissioner's Deed; 2) the Chairman of the Board, or Assistant County Attorney Steve Snyder, to accept the General Warranty Deed and other documents when received; and 3) the County Attorney's Office to cause said deed(s) or other documents to be recorded in the Jefferson County Clerk & Recorder's Office.

Resolution No: CC16-225

Background:

To facilitate a roadway and utility project along 1st Avenue, the City of Lakewood requested that the County release the Open Space Reverter on approximately 1.36 acres of the O'Kane Park acquisition. The County funded the purchase of approximately 0.33 acres of the 1.36 acres. In exchange for the release of the Open Space Reverter, Lakewood will transfer to Jefferson County approximately 0.55 acres within its Washington Heights Park. The County will then convey the property to Lakewood with the Open Space Reverter.

BCC Briefing Presented on: April 26, 2016

Prepared by: Joy Lucisano, Real Estate Coordinator

Distribution:

Original returned to: Teri Schmaedecke, Clerk to Board

Copies to: Rosanna Janzer, Joy Lucisano, Steve Snyder and Don Klima

MEMORANDUM

AGENDA ITEM 20

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM: Ralph Schell, County Manager
RE: Ken-Caryl Ranch Metropolitan District – Water and Sanitation District Agreement JCOS15-10
DATE: May 31, 2016

Staff Recommendation:

That the Board of County Commissioners authorize the execution of the First Amendment to Right of Way Agreement and Delegation of Rights and Responsibilities with Ken-Caryl Ranch Water and Sanitation District and Ken-Caryl Ranch Metropolitan District.

Authorization for: 1) the Chairman of the Board to execute the Amendment; and 2) the County Attorney's Office to cause the Amendment to be recorded in the Jefferson County Clerk and Recorder's Office.

Resolution No: CC 16 - 226

Background:

The County leases to the Ken-Caryl Ranch Metropolitan District (Metro District) approximately 11.8 acres located near the intersection of Ken-Caryl Avenue and South Valley Road. The Metro District has made significant improvements to its Community Center on the property and over the next 18 months intends to make further substantial improvements to the property's facilities, landscaping and infrastructure. The First Amendment to Right of Way Agreement and Delegation of Rights and Responsibilities authorizes existing and proposed improvements encroaching on the Ken-Caryl Ranch Water and Sanitation District's (Water and Sanitation District) underground utility easements which burden the leased property. The Amendment also transfers from the County to the Metro District certain rights and responsibilities related to these improvements, such as costs incurred by the Water and Sanitation District in removing the improvements to service its utility lines.

BCC Briefing Presented on: April 26, 2016

Prepared by: Joy Lucisano, Real Estate Coordinator

Distribution:

Original returned to: Teri Schmaedecke, Clerk to Board

Copies to: Rosanna Janzer, Joy Lucisano, Steve Snyder and Don Klima

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Ralph Schell, County Manager

RE: Prospect Recreation and Park District – Applewood Golf Course – 2016 Jefferson County Open Space Local Park and Recreation Grant

DATE: May 31, 2016

Staff Recommendation:

That the Board of County Commissioners approve a 2016 Jefferson County Open Space Local Park and Recreation Grant award of \$1.1M to the Prospect Recreation and Park District (PRPD) to partially fund the acquisition of Applewood Golf Course, contingent upon the PRPD securing the remaining funds to acquire the Golf Course for \$13.5M and fulfillment of the other terms and conditions of the May 2, 2016 Letter of Intent for the purchase of the Golf Course.

Resolution No. **CC16-227**

Background:

In November 2015, the voters of the PRPD approved a referendum for the issuance of up to \$9M in bonds to fund the purchase of Applewood Golf Course (Golf Course) and an additional one mill in taxes to support overall PRPD operations. Anticipating a purchase price greater than \$9M, the PRPD applied for a 2016 Jefferson County Open Space (JCOS) Local Park and Recreation Grant (Local Grant) requesting up to \$2M to partially fund the purchase of the Golf Course. The JCOS staff and Advisory Committee reviewed this application and subsequently recommended \$1.1M in funding at the Board of County Commissioners' (BCC) Briefing on January 26, 2016. At that time the BCC requested additional information including a Letter of Intent from the seller and the price for the Golf Course before acting on the Local Grant request.

At its May 17, 2016 Briefing, the BCC was provided with the May 2, 2016 Letter of Intent between The Trust for Public Land (TPL) and Coors Brewing Company, a wholly-owned subsidiary of Molson Coors Brewing Company. TPL is negotiating the purchase of the Golf Course on behalf of the PRPD and at closing would convey the Golf Course to the PRPD. The Letter of Intent specifies a purchase price of \$13.5M, subject to funding approval from Jefferson County and Great Outdoors Colorado (GOCO). PRPD has applied for a \$3M GOCO grant and GOCO is scheduled to take action on the grant request on June 13, 2016.

At the May 17, 2016 Briefing the PRPD also provided information concerning its financial ability to fund the entire purchase price for the Golf Course and manage the Golf Course. The PRPD also provided general information concerning its efforts to secure a water supply for the Golf Course.

If the County were to award a Local Grant to the PRPD, it would place the Open Space Reverter on the entire Golf Course property to ensure the property will continue to be used as a public golf course or for other public open space, park, or recreational purposes. The Open Space Reverter would also satisfy the GOCO requirement that use of the Golf Course property will at all times comply with the terms of a GOCO grant.

The BCC may wish to consider increasing the Local Grant to \$2M, the amount originally requested by the PRPD.

BCC Briefing Presented: January 26, 2016, and May 17, 2016

Fiscal Impact:

\$1.1M from the 2016 JCOS Local Park and Recreation Grant Program, or such other amount awarded by the BCC.

Prepared by: Tom Hoby, Director of Open Space & Parks

Distribution:

Original returned to: Teri Schmaedecke, Clerk to Board

Copies to: Tom Hoby, Don Klima, Rosanna Janzer, Steve Snyder

Bob West

moved that the following Resolution be adopted:

**BEFORE THE JEFFERSON COUNTY
OPEN SPACE ADVISORY COMMITTEE
OF THE COUNTY OF JEFFERSON
STATE OF COLORADO
Resolution #16-02**

**RE: 2016 Local Park and Recreation Grants Funded with Jefferson County
Open Space Sales Tax Fund**

WHEREAS, The Jefferson County Open Space Advisory Committee ("Advisory Committee "), as duly constituted and authorized by the voters of Jefferson County, was appointed to make recommendations to the Jefferson County Board of County Commissioners regarding the use and allocation of Open Space funds; and

WHEREAS, the Advisory Committee heard presentations for the 2016 Local Park and Recreation Grants at a scheduled meeting on December 3, 2015 and heard staff recommendations at its Study Session on January 7, 2016. At its regularly scheduled meeting on January 7, 2016, the Advisory Committee made certain findings and the following Grant award and future entity eligibility recommendations:

Local Park & Recreation Grant Awards and future eligibility

Entity/Project	Recommended Award	Future Eligibility
City of Arvada/Terrace Park Renovations – Trail Connection	\$200,000	2017
Apex Park & Recreation District/Final Phase of Simms Street Center Pickleball Courts and Demonstration Garden	\$430,000	2019
Evergreen Park & Recreation District/Marshdale Park Improvements	\$95,000	2017
Foothills Park & Recreation District/Clement Park Renovations	\$3,000,000	2027
Prospect Recreation & Park District/Applewood Golf Course Acquisition	\$1,100,000	2027
	<hr/>	
	TOTAL	\$4,825,000

NOW, THEREFORE BE IT RESOLVED, that the Advisory Committee recommends that the Board of County Commissioners approve the above referenced 2016 Local Park and Recreation Grant awards.

Felicity Hannay seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

	Vote	Absent		Vote	Absent
John Wolforth			Felicity Hannay		
Bob West			Jacy Rock		
John Litz			Vacant, Regular Member		
Ken Morfit			Paul Murphy, Alternate		
Mike Dungan			Vacant, Alternate		
Rebecca Watson			Janet Shangraw, Chairman		

The Resolution was adopted by Unanimous vote of the members in attendance of the Jefferson County Open Space Advisory Committee of the County of Jefferson, State of Colorado.

DATED: January 7, 2016

I, John Litz, Secretary of the Jefferson County Open Space Advisory Committee of Jefferson County Colorado, certify that the above is a true and correct copy of a Resolution adopted at a scheduled meeting of the Jefferson County Open Space Advisory Committee held on, January 7, 2016.

By: John Litz
John Litz, Secretary
Jefferson County Open Space Advisory Committee
Jefferson County, Colorado

CASE SUMMARY Consent Agenda

PC Hearing Date: May 11, 2016

BCC Hearing Date: May 31, 2016

16-103191RZ Rezoning

Case Name: Mountain Bell Columbine Complex II ODP Amendment 1

Owner/Applicant: DSI Growth and Income Fund II and Mini U Storage of Jefferson County, Ltd

Location: 7322 South Carr Street
Section 26, Township 5 South, Range 69 West

Approximate Area: 6.759 Acres

Purpose: **To rezone from Planned Development (PD) to Planned Development (PD) to allow two additional buildings in an existing mini-storage facility.**

Case Manager: Heather Gutherless

Issues:

- None

Recommendations:

- **Staff:** Recommends APPROVAL subject to conditions
- **Planning Commission:** Recommends APPROVAL subject to conditions

Interested Parties:

- None

Level of Community Interest: Low

Representative for Applicant: Aaron Thompson, Aperio Property Consultants, LLC

General Location: South Wadsworth Boulevard and West Ken Caryl Avenue

Case Manager Information: Phone: 303-271-8716 e-mail: hgutherl@jeffco.us

surrounding area.

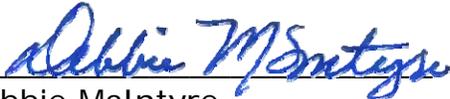
3. The following is a condition of approval:
 - A. Recordation of a revised Official Development Plan in accordance with the red-marked print dated May 11, 2016

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

Commissioner	Rogers	Aye
Commissioner	Hatton	Aye
Commissioner	Burke	Aye
Commissioner	Westphal	Aye
Commissioner	Schiche	Aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Debbie McIntyre, Administrative Assistant Pro Tem 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, May 11, 2016.


Debbie McIntyre
Administrative Assistant Pro Tem

Staff Report

PC Hearing Date: May 11, 2016

BCC Hearing Date: May 31, 2016

16-103191RZ Rezoning

Case Name: Mountain Bell Columbine Complex II ODP Amendment 1

Owner/Applicant: DSI Growth and Income Fund II and Mini U Storage of Jefferson County, Ltd

Location: 7322 South Carr Street
Section 26, Township 5 South, Range 69 West

Approximate Area: 6.759 Acres

Purpose: **To rezone from Planned Development (PD) to Planned Development (PD) to allow two additional buildings in an existing mini-storage facility.**

Case Manager: Heather Gutherless

Representative: Aaron Thompson, Aperio Property Consultants, LLC

Existing Use: Self storage

BACKGROUND/UNIQUE INFORMATION:

The subject property was rezoned in 1995 to allow for 56,599 square feet of self storage. In 1997, eleven (11) self storage buildings were built. The property owners are proposing to increase the maximum gross leasable area allowed by the ODP to 88,388 square feet, which would allow for the addition of two more self storage buildings to the existing complex. The existing ODP calls the area out as non-disturbance area for natural vegetation and slope. Staff requested the rezoning file from archives and was unable to find any information about why this area should remain vacant.

SURROUNDING ZONING/LAND USE:

	Adjacent Zoning	Land Use
North:	Planned Development (PD)	Vacant
South:	Planned Development (PD)	US West Communications Building
East:	Agricultural – One (A-1) / Planned Development (PD)	South Wadsworth Boulevard / Single Family Residential (4 du/ac)
West:	Planned Development (PD)	Single Family Residential (4 du/ac)

NOTIFICATION:

A community meeting was held for this rezoning application on February 2, 2016. There were 4 citizens in attendance. Those in attendance **expressed concerns** related to the proposed application. They had

questions regarding the height of the building and seemed satisfied with a 30 foot restriction. There were also concerns about renting trucks and who should be contacted when the community has concerns about maintenance of the property. The truck rental was not a permitted use, has been discontinued and is not proposed with this rezoning. The owner’s representative gave them his contact information to resolve maintenance issues.

As a requirement of the Jefferson County Zoning Resolution, the following notice was provided for this proposal:

1. Notification of this proposed development was mailed to property owners within a 500 foot radius of the site and to Homeowners’ Associations and Umbrella Groups located within a one-mile radius of the site. The initial notification was mailed at the time of the 1st referral. Additional notification was mailed 14 days prior to the Planning Commission Hearing identifying the scheduled hearings dates for both the Planning Commission Hearing and the Board of County Commissioners Hearing.
2. Sign(s), identifying the dates of both the Planning Commission hearing and the Board of County Commissioners Hearing, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.
3. Notification of the hearing before the Planning Commission and the Board of County Commissioners was published in the Denver Post.

The Homeowners’ Associations and Umbrella Groups that received notification are as follows:

- Advantage at Stony Creek Assn
- COHOPE
- Columbine Hills Civic Assn
- Columbine Knolls HOA
- Columbine Knolls North HOA
- Columbine Knolls South Estates
- Columbine Knolls South II
- Columbine Townhouses I
- Columbine Townhouses II
- Columbine Townhouses III
- Columbine West Civic Assn
- Dutch Ridge HOA
- Jefferson County Horsemens Assn
- Ken Caryl Ranch Master Assn
- Lexington Village One Condo Assn
- Precedent at Stony Creek
- Steeplechase HOA
- Stony Creek 6 HOA
- Sunset Management Services
- Terrace at Columbine II Owner Assn
- Williamsburg I
- Williamsburg II

During the processing of the application, Staff **has not** received responses in objection to the proposal.

**COMPREHENSIVE MASTER PLAN ASSESSMENT:
Area Plan: South Plains Area**

	Land Use	Physical Constraints	Community Resources	Infrastructure, Water and Services	Design Guidelines
Conformance	X(1)	X (2)	X (3)	X (4)	N/A
Non-Conformance					

Services: Littleton Fire Rescue
Southwest Metropolitan Water and Sanitation District

ANALYSIS OF PLAN:

1. **Land Use:** The Land Use chapter contains policies related to specific land uses, such as businesses, housing or community uses. There are also many policies that apply to all types of development.

Areas of Conformance:

a. All Development

This element's goals include encouraging development appropriate to an area, encouraging economic development by promoting a variety of land uses and encouraging infill and redevelopment projects. Specific policies that relate to this proposal are: accommodate the development and redevelopment of a balance of land uses; strive to properly and reasonably mitigate the harmful effects, if any, on adjacent properties; encourage adaptive reuse of sites and structures; ensure compatibility with surrounding land uses; and strive to maintain or enhance existing buffers, separations, and screening.

This proposal is increasing the number of buildings at an existing self storage facility. The existing structures will remain and two new structures will be added to an area that is currently vacant. The existing ODP calls the area out as non-disturbance area for natural vegetation and slope. Staff requested the rezoning file from archives and was unable to find any information about why this area should remain vacant. Staff is supportive of allowing additional self storage on an already existing self storage site.

One of the concerns at the community meeting was the height of the new structures and whether the existing structures could increase in height. The applicant has created an ODP with two different use areas. Use Area A is for the existing buildings and calls for them to remain at 20 feet, even if demolished and rebuilt. Use Area B is for the new buildings and is limited to 30 feet.

The applicant is also adding a landscape buffer along the eastern boundary that exceeds County standards to reduce the visual impact of the new buildings as people drive south on South Wadsworth Boulevard.

b. Business and Industry

This element's goal is to promote land uses that expand and diversify the County's economic base and create Primary jobs. Specific policies that are applicable state that when commercial zoning is proposed, Office and Light Industrial uses are generally desirable.

Self storage is considered a light industrial use and light industrial is a recommended use on this property. While self storage does not create many primary jobs, this proposal is adding buildings to an already existing self storage site, rather than using a vacant property, which may be more viable for primary jobs.

c. Site Design

The goal of this element is to ensure design is compatible with community character and natural surroundings. Policies discuss integrating the project, providing transitions to surrounding development, specifying architecture and site design, if not addressed by the Zoning Resolution and discouraging excessive parking.

This proposal will increase the number of buildings in an existing self storage facility. The buildings will be similar in architecture to the existing buildings. They will be taller, but still at a height that will be in character with the existing buildings on the property and on adjacent properties.

d. Area Recommendation

The South Plains Area recommends Office and Light Industrial uses for this site. The section on Development Outside Activity Centers, Neighborhood Centers, or Designated Residential areas also contains additional policies. Those policies discuss locating light industrial uses at the periphery of commercial development, avoiding traffic through residential neighborhoods, and keeping building heights to 35 feet or less.

Self Storage is considered a light industrial use and therefore, this proposal is in conformance with the land use recommendations in the South Plains Area of the Comprehensive Master Plan. The property is not located at the intersection of two arterial streets, but further up Carr Street, so in an area that is more at the periphery of commercial development. Access is directly from Carr Street, which is a collector street that provides access to other non-residential uses. Buildings are limited to

either 20 or 30 feet in height so are in conformance with the height recommendations.

Summary of Analysis: *The proposal complies with the land use recommendations of the South Plains Area and policies in the Land Use Chapter of the Comprehensive Master Plan.*

2. **Physical Constraints:** The Comprehensive Master Plan describes physical constraints are those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat.

Areas of Conformance:

a. General

The Plan discusses avoiding or mitigating any physical constraints that are on properties.

There are no physical constraints on the property.

Summary of Analysis: *This proposal is in conformance with the Physical Constraints chapter of the Comprehensive Master Plan.*

3. **Community Resources:** The Community Resources chapter contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.

Areas of Conformance:

a. Historic Resources

There are no historic structures or monuments on the property.

b. Visual Resources

There are no Visual Resources on this site or visual resources that will be blocked by construction on this site.

c. Air, Light, Odor, and Noise

The Plan discusses encouraging effective management of air quality and the impacts of light, odor, and noise.

The proposed land use will not have any greater impacts to air, light, odor and noise than the existing allowed uses.

Summary of Analysis: *This proposal meets the applicable policies in the Community Resources chapter of the Comprehensive Master Plan.*

4. **Infrastructure, Water & Services:** The applicable elements of this chapter include Transportation, Water and Wastewater, and Services.

Areas of Conformance:

a. Transportation

The Transportation element's goal is to ensure that the transportation system will have the capacity to support future population growth while maintaining an acceptable level of service. Policies further discuss safe pedestrian, bicycle and transit use, demonstrating how the system can accommodate the proposed traffic use, coordinating access points, and avoiding significant non-residential traffic through residential streets.

A transportation analysis was submitted with the proposal. Based on analysis and the review by Transportation and Engineering, the existing street network will accommodate additional traffic without any further improvements.

b. Water & Wastewater

The Water & Wastewater element discusses ensuring that new development has appropriate water service and wastewater treatment.

Southwest Metropolitan Water and Sanitation District currently serves the property and can continue to serve the proposed expansion.

c. Other Utilities

The goal of this element says “Ensure that utilities are adequate for existing and future development.”

Electricity and natural gas are provided to the site from Xcel Energy. They have no objections to the proposed rezoning.

d. Services

The Services element’s goals and policies aim to ensure that services such as law enforcement, fire protection and emergency and disaster services are adequate for the proposal.

This property will be served by the Jefferson County Sheriff’s Office and Littleton Fire Rescue. The Sheriff’s Office had no comment on this proposal and the Fire District had no objection.

Summary of Analysis: *The proposal conforms to the goals and policies of the Infrastructure, Water & Services chapter.*

5. Design Guidelines:

The Design Guidelines contained in the South Plains Area only apply to areas west of the hogback an along C-470.

COMPATIBILITY:

This proposed rezoning is compatible with allowed and existing land uses in the general vicinity of the project area. To the north of the property is vacant land zoned for open space in a Planned Development. To the west is property zoned for and built as single-family detached homes. To the south is a Century Link Communications facility. To the east is South Wadsworth Boulevard and then single family detached homes. The proposal is to add buildings to an existing self storage facility. The location for the new buildings is flanked by existing buildings on the north and south. To the west an existing masonry wall will minimize the visibility of the new buildings. To the east, a landscape buffer is proposed adjacent to the existing wrought iron fence to minimize views as people drive south on South Wadsworth Boulevard. The height of the existing buildings will not change. The height of new buildings will be about 10 feet taller, at 30 feet, but due to topography on the site, will be stepped down the side of the hill, appearing as one story from the south side and two stories from the north. Architecture will be in keeping with the existing structures.

SUMMARY OF STAFF POSITION:

Staff supports this proposal to rezone to allow for additional self storage buildings. This proposal will fill in an existing self storage site rather than use vacant land that may have potential to create additional jobs. The proposal meets all of the applicable policies in the Comprehensive Master Plan. The applicant has worked with the County to improve compatibility by limiting new buildings at 30 feet, keeping existing buildings and new buildings in those same locations at 20 feet and by adding a landscape buffer along South Wadsworth Boulevard.

PLANNING COMMISSION:

Planning Commission Recommendation (Resolution Dated May 11, 2016 Attached):

Approval	_____
Approval with Conditions	<u>X (5-0) vote</u>
Denial	_____

The case was scheduled on the consent agenda for the Planning Commission hearing. The case remained on the consent agenda and was not removed for discussion.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners find that:

1. The proposal is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies;
2. The proposed land use is compatible with existing and allowable land uses in the surrounding area because there is already existing self storage on the site, building heights will be limited and a landscape buffer will be added; and,
3. 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.

And;

Staff recommends that the Board of County Commissioners APPROVE Case No. 16-103191RZ subject to the following conditions:

1. Recordation of a revised Official Development Plan in accordance with the red-marked print dated May 31, 2016.

COMMENTS PREPARED BY:



Heather Gutherless, Senior Planner
May 13, 2016

**Jefferson County Land Use Case Management
CASE DATES SUMMARY**

April 27, 2016

Case Number: **16-103191RZ**

Case Type: **Rezoning**

Pre-application Meeting Date: **January 7, 2016**

Community Meeting Date: **February 2, 2016**

Applicant Makes Complete Submittal: **February 23, 2016**

Case Sent on First Referral: **February 23, 2016**

All Responses Provided to Applicant: **March 18, 2016**

Second Referral Submittal received: **April 8, 2016**

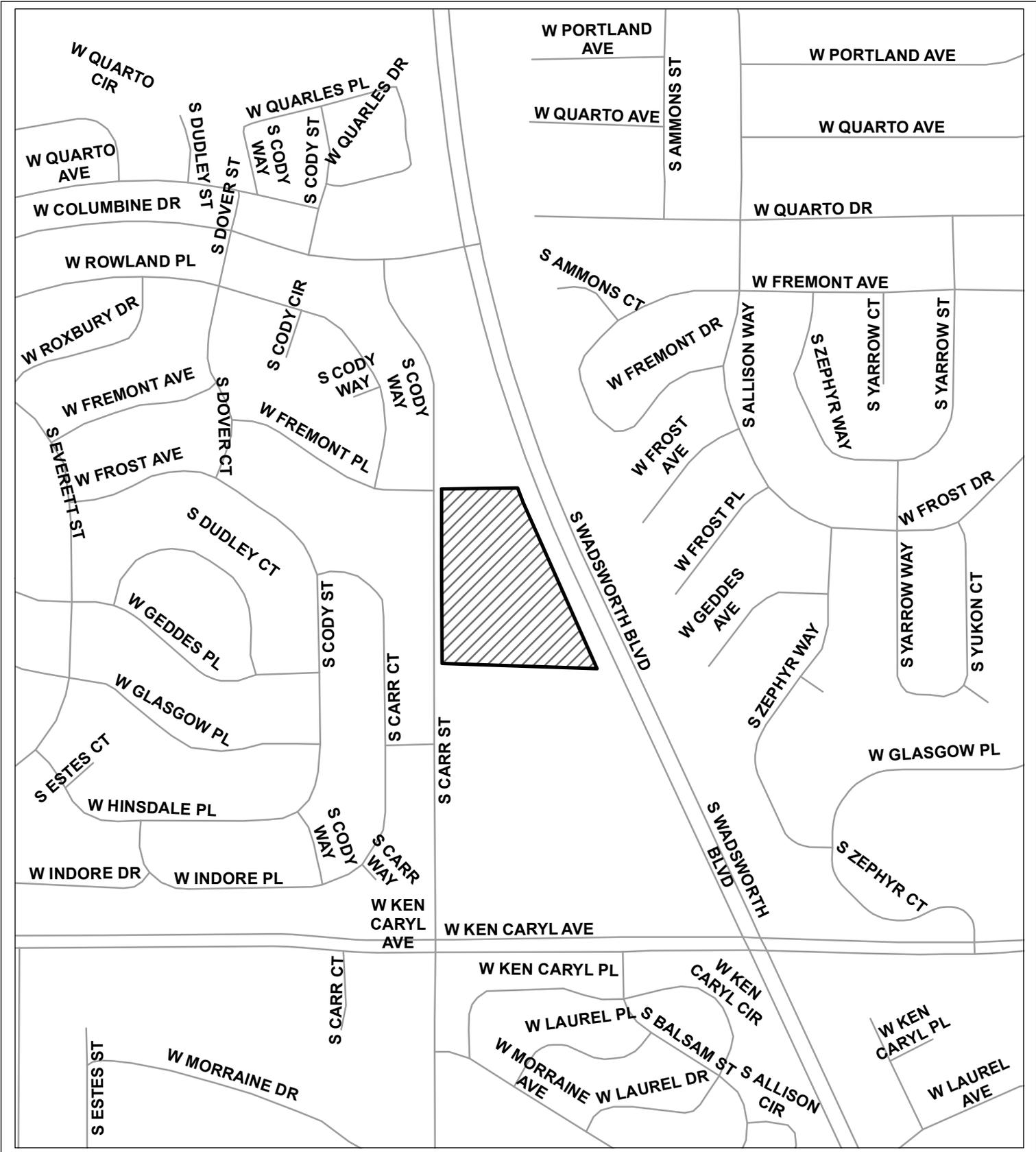
All Responses Provided to Applicant: **April 15, 2016**

Applicant Responds: **April 18, 2016**

County Responds: **April 19, 2016**

Determination That Case Should Proceed to Hearing: **April 19, 2016**

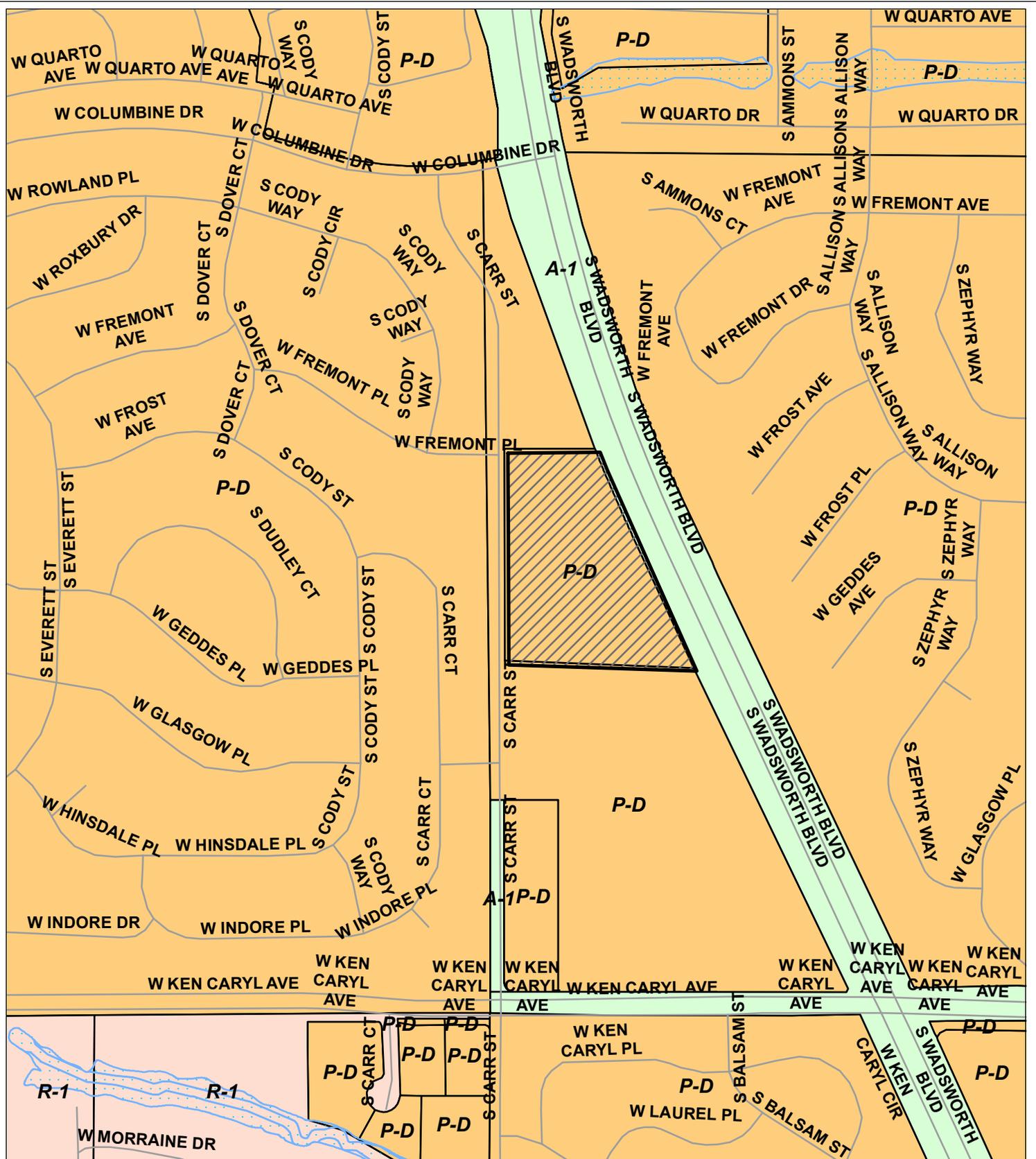
County Staff Determination: **X** Applicant's Request:



Case Number: 16-103191RZ
 Location: Sec. 26, T5S, R69W

Vicinity

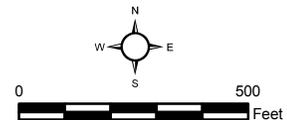
This product has been developed for internal use only. The Planning and Zoning Department makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.



Case Number: 16-103191RZ
Location: Sec. 26, T5S, R69W

Zoning

- Legend**
- Site_RZ
 - DFIRM_100Yr_FloodHazardZones



This product has been developed for internal use only. The Planning and Zoning Department makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.

Legal DescriptionStreet Location of Property 7322 South Carr Street

Is there an existing structure at this address?

Yes X No _____

Type the legal description and address below.

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1, BLOCK 1, MOUNTAIN BELL COLUMBINE COMPLEX, RECORDED IN PLAT BOOK 44 AT PAGE 40, RECEPTION NO. 634858 IN THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 26 BEARS NORTH 00 DEGREES 07 MINUTES 15 SECONDS WEST A DISTANCE OF 2645.51 FEET (SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION);

THENCE NORTH 00 DEGREES 07 MINUTES 15 SECONDS WEST ALONG THE WESTERLY LINE OF SAID SW 1/4 A DISTANCE OF 1744.92 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 45 SECONDS EAST A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES 49 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 285.09 FEET TO A POINT ON A CURVE BEING ON THE WESTERLY LINE OF SOUTH WADSWORTH BOULEVARD (STATE HIGHWAY 121), WHENCE THE RADIUS POINT OF SAID CURVE BEARS NORTH 68 DEGREES 08 MINUTES 56 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 5830.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 03 MINUTES 48 SECONDS (THE CHORD OF SAID ARC BEARS SOUTH 23 DEGREES 22 MINUTES 57 SECONDS EAST A DISTANCE OF 311.65 FEET);

THENCE SOUTH 24 DEGREES 56 MINUTES 15 SECONDS EAST CONTINUING ALONG SAID WESTERLY LINE OF SOUTH WADSWORTH BOULEVARD A DISTANCE OF 445.74 FEET;

THENCE NORTH 87 DEGREES 44 MINUTES 32 SECONDS WEST A DISTANCE OF 595.77 FEET TO THE EASTERLY LINE OF SOUTH CARR STREET;

THENCE NORTH 00 DEGREES 07 MINUTES 15 SECONDS WEST ALONG SAID EASTERLY LINE A DISTANCE OF 666.01 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF JEFFERSON,
STATE OF COLORADO.

RECEPTION NO. F0229785

Advise of Ortho Map No. 16 Section 26 Township 5 S. Range 69 W.

Calculated Acreage 6.759 Acres Checked by: Ed Wieland

Address Assigned (or verified) 7322 South Carr Street

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning have been submitted to Jefferson County Planning and Zoning. This case is now beginning the 1st Referral part of the process. Please review the specific electronic documents related to the 1st Referral found [here](#). Comments on the 1st Referral should be submitted electronically to the case manager by the due date below.

Case Number: 16-103191RZ

Case Name: Mountain Bell Columbine Complex II (Mini U Storage)

Address: 7322 South Carr Street

General Location: West Ken-Caryl Avenue and South Carr Street

Case Type: Rezoning

Type of Application: To rezone from Planned Development (PD) to Planned Development (PD) to allow additional building square footage to the existing mini storage facility.

Case Manager: Heather Gutherless

Comments Due: **March 15, 2016**

Case Manager Contact Information: **hgutherl@jeffco.us** 303-271-8716

Review Engineer: Steve Krawczyk

The entire case file for this application can be viewed [here](#).

JEFFCO:	EXTERNAL:	HOA:
Planning Engineering Cartography Addressing Geologist Long Range Open Space Public Health Road and Bridge, Dist. 2 Transportation & Engineering	West Metro FPD Southwest Metro Water and San Foothills Park and Rec CDOT (Plains) Xcel	Advantage at Stony Creek Assn COHOPE Columbine Hills Civic Assn Columbine Knolls HOA Columbine Knolls North HOA Columbine Knolls South Estates Columbine Knolls South II Columbine Townhouses I Columbine Townhouses II Columbine Townhouses III Columbine West Civic Assn Dutch Ridge HOA Jefferson County Horesmens Asn Ken Caryl Ranch Master Assn Lexington Village One Condo Assn Precedent at Stony Creek Steeplechase HOA Stony Creek 6 HOA Sunset Management Services Terrace at Columbine II Owner Williamsburg I Williamsburg II

ADDRESSING

MEMO

To: Heather Gutherless
FROM: Patricia Romero
SUBJECT: 16-103191RZ 7322 S Carr Street
DATE: March 7, 2016

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone from Planned Development (PD) to Planned Development (PD) to allow additional building square footage to the existing mini storage facility.
2. Access is off of South Carr Street. There is a valid existing address, 7322 S Carr Street, in the addressing database.

Please let me know if you have any questions.

Cartography comments from 1st Referral

amend

Mountain Bell Columbine Complex II - Official Development Plan Amendment Rezoning Case # 15-1303348RZ

1

16-103191RZ

A. Intent – The purpose of this Rezoning is to amend the approved Mountain Bell Columbine Complex II Official Development Plan recorded 12-13-1995 in Book 83, Page 20 at reception # F0158412 to allow additional building square footage and other minor written restriction amendments and/or additions.

upper case R

B. The Board of County Commissioners' resolution authorizing this rezoning subject to conditions is recorded at Reception # _____ in the Jefferson County, Colorado real property records.

C. All of the standards of the Planned Development (PD) zone district, and other applicable section of the zoning resolution, shall apply to the property as shown on the Amendments to Written Restrictions attached hereto as Exhibit A and the legal description attached hereto as Exhibit B.

As owner(s) of the affected land, I accept and approve all conditions set forth herein this ____ day of _____, 2016.

Owner _____

By: _____

Title: _____

County of _____)
)SS
State of _____)

The foregoing instrument was acknowledged before me this ____ day of _____ 201__, by _____.

WITNESS my hand and official seal

Notary Public
My commission expires: _____

Mountain Bell Columbine Complex II - Official Development Plan Amendment 1

COUNTY COMMISSIONER'S CERTIFICATE:

This Official Development Plan, titled _____ Official Development Plan, was approved the _____ day of _____ 201__, and is accepted by the Board of County Commissioners this _____ day of _____, 201__.

BOARD OF COUNTY COMMISSIONERS:

Chairman _____

Clerk _____

EXHIBIT B

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF LOT 1 OF MOUNTAIN BEEL COLUMBINE COMPLEX, A PLAT RECORDED AT BOOK 44 PAGE 40 RECEPTION NUMBER 634858 OF THE JEFFERSON COUNTY RECORDS LOCATED IN THE WEST ONE-HALD OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°50'49" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 285.09 FEET TO A POINT ON A CURVE WHENCE THE RADIUS POINT BEARS NORTH 68°08'56" EAST A DISTANCE OF 5830.00 FEET; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SOUTH WADSWORTH BOULEVARD (STATE HIGHWAY 121) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 03°03'48" AND A RADIUS OF 5830.00 FEET (CORD BEARING SOUTH 23°22'57" EAST) A DISTANCE OF 311.69 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 24°56'15" EAST A DISTANCE OF 445.74 FEET; THENCE NORTH 87°44'32" WEST A DISTANCE OF 595.77 FEET; THENCE NORTH 00°07'15" WEST ALONG THE EASTERLY RIGHT OF WAY OF SOUTH CARR A DISTANCE OF 666.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 6.759 ACRES (294,414 SQ. FT.).



Please use the page 3 legal so that there is an exact match - I cut and pasted and scanned and attached as next page. So this page can be deleted using Tools/Pages/Delete

Exhibit B
Legal Description

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1, BLOCK 1, MOUNTAIN BELL COLUMBINE COMPLEX, RECORDED IN PLAT BOOK 44 AT PAGE 40, RECEPTION NO. 634858 IN THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 26 BEARS NORTH 00 DEGREES 07 MINUTES 15 SECONDS WEST A DISTANCE OF 2645.51 FEET (SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION);

THENCE NORTH 00 DEGREES 07 MINUTES 15 SECONDS WEST ALONG THE WESTERLY LINE OF SAID SW 1/4 A DISTANCE OF 1744.92 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 45 SECONDS EAST A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES 49 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 285.09 FEET TO A POINT ON A CURVE BEING ON THE WESTERLY LINE OF SOUTH WADSWORTH BOULEVARD (STATE HIGHWAY 121), WHENCE THE RADIUS POINT OF SAID CURVE BEARS NORTH 68 DEGREES 08 MINUTES 56 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 5830.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 03 MINUTES 48 SECONDS (THE CHORD OF SAID ARC BEARS SOUTH 23 DEGREES 22 MINUTES 57 SECONDS EAST A DISTANCE OF 311.65 FEET);

THENCE SOUTH 24 DEGREES 56 MINUTES 15 SECONDS EAST CONTINUING ALONG SAID WESTERLY LINE OF SOUTH WADSWORTH BOULEVARD A DISTANCE OF 445.74 FEET;

THENCE NORTH 87 DEGREES 44 MINUTES 32 SECONDS WEST A DISTANCE OF 595.77 FEET TO THE EASTERLY LINE OF SOUTH CARR STREET;

THENCE NORTH 00 DEGREES 07 MINUTES 15 SECONDS WEST ALONG SAID EASTERLY LINE A DISTANCE OF 666.01 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF JEFFERSON,
STATE OF COLORADO.

Heather Gutherless

From: bradley.sheehan@state.co.us
Sent: Friday, February 26, 2016 1:49 PM
To: Bonnie Benedik; Heather Gutherless
Subject: Re: 16-103191RZ - Electronic Referral

Thank you for referring the rezoning proposal for our review. CDOT would like the opportunity to review the site drainage report when prepared. We have no concerns with the development proposal with the opportunity to review the study. Thank you Brad

On Tue, Feb 23, 2016 at 3:00 PM, Bonnie Benedik <bbenedik@co.jefferson.co.us> wrote:

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning have been submitted to Jefferson County Planning and Zoning. This case is now beginning the 1st Referral part of the process. Please review the specific electronic documents related to the 1st Referral found [here](#). Comments on the 1st Referral should be submitted electronically to the case manager by the due date below.

Case Number: 16-103191RZ

Case Name: Mountain Bell Columbine Complex II (Mini U Storage)

Address: 7322 South Carr Street

General Location: West Ken-Caryl Avenue and South Carr Street

Case Type: Rezoning

Type of Application: To rezone from Planned Development (PD) to Planned Development (PD) to allow additional building square footage to the existing mini storage facility.

MEMORANDUM

TO: Heather Gutherless, Case Manager
FROM: Steve Krawczyk, Planning Engineering
DATE: March 14, 2016

RE: 16-103191 RZ; Pre-Application for Self Storage – 7322 South Carr Street

These comments have been based upon the application package and the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (Storm Drainage Criteria) and the Jefferson County Transportation Design & Construction Manual Design (Transportation Design & Construction Manual).

REZONING COMMENTS

1. Traffic Analysis: The analysis is acceptable in addressing any off-site improvements that may be necessary to mitigate traffic impacts from the proposed development and address the access onto Carr Street.
2. Site Development Plan: The applicant needs to be aware that prior to building permit and/or lot sale a Site Development Plan may be required in conformance with the Land Development Regulation. The Applicant will be required to address access, drainage and parking. Improvements of on one half of Bergen Road to the standard street template and dedication of Right-of-way along the street frontage will also need to be addressed.

CONCLUSION

1. These initial case comments are based solely upon the submitted preliminary application package. They are intended to make the applicant aware of regulatory requirements. Failure by Planning Engineering to note any specific item does not relieve the applicant from conforming to all County regulations. Furthermore, if the proposed site layout and design are altered substantially during subsequent County land development processes (rezoning, platting, exemptions, additional submittals), Planning Engineering reserves the right to modify these initial comments or add appropriate additional comments.

The applicant should respond to these comments. If there are any questions please contact Steve Krawczyk at 303-271-8736.

SK
Attachment/Enclosure
c: File

Memorandum

To: Heather Gutherless
Planner

From: Patrick O'Connell
Geologist

Date: February 29, 2016

Re: 7322 S Carr St, Case No. 16-103191RZ

The intent of the application is to rezone to allow for PD. I have the following comment.

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the rezoning process.

Heather Gutherless

From: AutoMailer@jeffco.us
Sent: Thursday, March 03, 2016 9:36 AM
To: Heather Gutherless
Cc: Doug Anderson
Subject: Agency Response

Address: Mountain Bell Columbine Complex II
Case Number: 16 103191 RZ
Review: Open Space
Review Results: Comments Sent (no further review)
Scheduled End Date: 03/15/2016
Signoff Date: 03/03/2016
Process Comments: Open Space has no comment.
Case Type: Rezoning: Official Development Plan (ODP)
Reviewer: Doug Anderson
Case Description: Rezone from Planned Development (PD) to Planned Development (PD) to allow additional building square footage to the existing mini storage facility.

This Email has been automatically generated, do not reply to sender:
If you have any Review questions, contact Doug Anderson

If you have any technical questions contact tgagnon@jeffco.us

MEMO

TO: Heather Gutherless
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: February 24, 2016

SUBJECT: Case #16-103191 RZ
Mountain Bell Columbine Complex li
DSI Growth & Income Fund li Attn: Nancy Naeve
7322 S Carr St

The applicant has met the public health requirements for the proposed rezoning of this property.

PROPOSAL SUMMARY

Rezone to allow for 2 new self-storage buildings

COMMENTS

Jefferson County Public Health (JCPH) provided comments on January 4, 2016 regarding the pre-application process for this property. We have reviewed the documents submitted by the applicant for this proposed rezoning process and have the following comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezoning of this property. NOTE: Items marked with a “✓” indicate that the document has been submitted or action has been taken. **Please read entire document for requirements and information. Please note additional documentation may be required.**

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	02-24-2016	Submit a letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21 and 22.	Water/Wastewater

WATER/WASTEWATER

The Southwest Metropolitan Water and Sanitation District will provide and currently provides the water and sanitary services for the property located at 7322 S. Carr Street as verified by JCPH on February 24, 2016.

AIR

A fugitive dust permit is not required for the development of this site. However, the developer must use sufficient control measures and have a dust control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State.

HAZARDOUS MATERIALS

JCPH recommends that hazardous or flammable materials not be kept in mini-storage units.

NOISE

Since this facility is essentially surrounded by residential properties, noise levels emitted from this property are more stringent and must comply with the Colorado Revised Statutes (Sections 25-12-101 through 108) which stipulates that the maximum residential noise levels must comply with the following 25 feet from the property line:

- 55dB(A) between 7:00 a.m. and 7:00 p.m.
- 50dB(A) at all other times.

Heather Gutherless

From: Tony P. Coccozella [tpcoccozella@plattecanyon.org]
Sent: Tuesday, March 01, 2016 11:12 AM
To: Heather Gutherless
Subject: 16-103191RZ - Electronic Referral

This project is an existing facility and water and sewer service is present and available.

Let me know if you need further information.

Regards,

Tony Coccozella Project Coordinator
Southwest Metropolitan Water and Sanitation District | office: (720) 726-5030 | cell: (303)-829-9407
8739 W. Coal Mine Ave.
Littleton, CO 80123
tpcoccozella@plattecanyon.org



Jefferson County, Colorado
Transportation & Engineering Division

100 Jefferson County Parkway, Suite 3500, Golden, Colorado 80419-3500
☎ 303.271.8459 • Fax 303.271.8490 • <http://jeffco.us/highways>

P&Z REFERRAL T&E RESPONSE

To: From:

Case #: Due Date:

Property Address or PIN:

- Amanda Attempt Result & Attachments:**
- Comments Sent = T&E wants 2nd referral
 - Complete = Do Not send further referrals
 - No Comments = Do Not send further referrals
 - Additional information, plans, etc are also attached in Amanda

Drainage

T&E is currently working on a project in the area. See attached information.

Other Notes:

No Concerns

Right-of-Way / Roadway Corridor Expansion Projects

Land owner will need to refund County \$ for ROW purchased in for

This amount **must** be paid before plat is recorded and/or plans are approved and released for construction.

Documentation attached in Amanda Documentation to follow

Additional ROW needed for upcoming T&E project. Plan sheet attached with required width/area.

Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the County. Please have the applicant submit a cost estimate.

Other Notes:

No Concerns

Traffic Operations / Transportation Planning

	Included in referral	Reviewed		Comments
		No	Yes	
Traffic study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Signage & striping plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Signal plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trails or sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street road plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Concerns				

Additional Comments

Comments

Name



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

March 11, 2016

Jefferson County Planning and Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

Attn: Heather Gutherless

**Re: Mountain Bell Columbine Complex II – Mini U Storage Rezone
Case # 16-103191RZ**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the subject rezone. Please be advised that PSCo existing natural gas and electric distribution within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

ZONING REVIEW MEMO

Date: March 14, 2016
To: Heather Gutherless, Senior Planner
From: Todd Hager, Planner
Re: Zoning Comments
Case no. 16-103191RZ

I have the following comments on this case:

1. The purpose of this rezoning is to amend the approved Mountain Bell Columbine Complex II Official Development Plan recorded 12-13-1995 in Book 83, page 20 at reception #F0158412 to allow additional building square footage and other minor written restriction amendments and/or additions.
2. Water and sanitation availability is provided by Southwest Metropolitan Water and Sanitation District.
3. Setbacks for structures on the lot are the following:
 - Front: 40 feet
 - Side: 20 feet
 - Rear: 40 feet
4. The subject property takes access on S Carr St.
5. Prior to the placement, erection, or construction of any new structures, signs, fences, retaining walls, etc., on this property, all required permits must be obtained from the County.

Thank you,

Todd Hager, Planner