COMMISSIONERS' MINUTES OF MARCH 12, 2013

The Board of County Commissioners of the County of Jefferson, State of Colorado, met in regular session on March 12, 2013 in the Jefferson County Government Center, Golden, Colorado. Commissioner Donald Rosier, Chairman presided. Commissioner Casey Tighe, Commissioner Faye Griffin and Teri Schmaedecke, Deputy Clerk to the Board, were present.

Commissioner Donald Rosier, Chairman called the meeting to order.

STAFF PRESENT:

Ralph Schell, County Administrator Ellen Wakeman, County Attorney Kourtney Hartmann, Assistant County Attorney Jeanne Shaffer, Planner

AWARD PRESENTATION

The Jefferson County Budget Department received a certification of recognition for Budget Preparation from the Government Finance Officers Association.

APPROVAL OF MINUTES

Following a general discussion, the Board upon motion of Commissioner Griffin, duly seconded by Commissioner Tighe and by unanimous vote, approved the Minutes of February 26, 2013.

CONSENT AGENDA

The Board approved the following Resolutions:

- 1. **Resolution CC13-080** Expenditure Approval Listings Accounting
- 2. **Resolution CC13-081** Ratification of Expenditure Approval Listings Dated February 28, 2013 Accounting
- 3. **Resolution CC13-082** Semi-Monthly Payroll Register Accounting
- 4. **Resolution CC13-083** Reimbursement of Taxes on Schedule 044637, Tax Lien 2006-02243 Treasurer

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- 5. **Resolution CC13-084** Reimbursement of Taxes on Schedule 210713, Tax Lien 2008-02056 Treasurer
- 6. **Resolution CC13-085** Grant Application Colorado Department of Transportation, Office of Transportation Safety for 2013 Click It or Ticket Campaigns to Apply for Funding Sheriff
- 7. **Resolution CC13-086** Lease Charles P. Brewer for Grazing and Pasturing Facilities
- 8. **Resolution CC13-087** Revenue Contract Creative Outdoor Advertising of America, Inc. for the Installation and Maintenance of Bus Stop Benches within Unincorporated Jefferson County Transportation and Engineering
- 9. **Resolution CC13-088** Accept Grant Colorado Department of Transportation, Aeronautics Division Colorado Discretionary Aviation Grant (CDAG) 13-BJC-01 for 2013 Airport Projects Airport

PUBLIC HEARING CONSENT AGENDA

No one requested to testify in the following case:

10. 07-123270VA Vacation – **CC13-078**

Owner: Jefferson County Applicant: Dennis Anderson

Location: Right-of-way adjoining 27976 and 27996 Alabraska Lane

Section 27, Township 5 South, Range 71 West

Approximate Area: 0.26 Acre

Purpose: To vacate a portion of Alabraska Lane.

Case Manager: Ross Klopf

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

PUBLIC HEARING REGULAR AGENDA

11. 12-111395RZ Rezoning – **CC13-079**

Case Name: Evergreen Mercantile Official Development Plan

Owner/Applicant 1232 Bergen Parkway, LLC

Location: 1232 Bergen Parkway Section 20, Township 4 South,

Range 71 West

Approximate Area: 4.25 Acres

Purpose: Rezone from Commercial-One (C-1) to Planned

Development (PD) to allow commercial and light industrial uses.

Case Manager: Jeanne Shaffer

The Board accepted the case file for Case #12-111395RZ submitted from the Planning Commission to the Board of County Commissioners as Exhibit "A" and incorporated the file as part of the record of hearing before this Board.

Sworn Testimony: Doug Reed, Representing Applicant Kathy Montgomery Sean Lynch, Representing Applicant

Following the taking of sworn testimony and a general discussion, the Board upon motion of Commissioner Griffin, duly seconded by Commissioner Tighe and by unanimous vote, adopted **RESOLUTION CC13-079** approving Rezoning Case #12-111395RZ subject to the revisions to the Official Development Plan in accordance with the redmarked print dated March 12, 2013 including the addition of language to require deciduous trees be planted within the landscape buffers as well as evergreen trees.

REPORTS

Commissioner Griffin reported that she had an informative meeting with the Front Range Round Table Group, that works with the Colorado Forest Service. Commissioner Griffin said there would be a bill that will be introduced that will potentially give 10.2 million dollars to the forest system. She asked everyone to watch for the legislation.

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Commissioner Tighe reported that he attended a COHOPE meeting. One of the issues that came up was the parking of travel trailers and the challenge of finding places for citizens to park their recreational vehicles. Commissioner Tighe also attended the NACo Legislative Conference in Washington and felt he had learned a lot. He enjoyed talking to our federal legislators and people from counties throughout the country.

Commissioner Rosier was impressed with the amount of time given to the commissioners from Senator Bennet and the Colorado Delegation when he was in Washington attending the NACo Legislative Conference. He also commented that after talking with other county commissioners he found Jefferson County is doing much better than other Counties.

Commissioner Rosier reported that he spoke at the opening ceremony of National Association of Workforce Boards for the formal kick-off of the Ad-One Program initiated by the Jefferson County Workforce Center, Human Services and the Chamber of Commerce.

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
Teri Schmaedecke, Deputy Clerk	Donald Rosier, Chairman

Evergreen Mercantile OFFICIAL DEVELOPMENT PLAN

Written Restrictions

Date prepared: April 25, 2012 Revised: June 21, 2012 Revised July 30, 2012 REDMARKED PRINT
Date: March 12, 2013
Planner: Jeanne Shaffer
Revision No.: BCC

A. TITLE AND NAMES:

1. The name of this Official Development Plan (ODP) is:

Evergreen Mercantile

2. This ODP was prepared by:

Fine Line Consulting, Inc. 584 South Race Street Denver, Colorado 80209 303-282-9622

B. STATEMENT OF INTENT:

1. The intent of this ODP is to allow a mix of commercial, storage, and business uses.

C. PERMITTED USES:

- 1. Use Area A:
 - a. All uses as permitted in the Community Level of the Commercial-One zone district in the Jefferson County Zoning Resolution.

2. Use Area B:

- a. All uses as permitted in the Community Level of the Commercial-One zone district in the Jefferson County Zoning Resolution.
- b. Indoor or outdoor storage of campers, trailers, recreational vehicles, boats and other recreational vehicles or equipment.
- c. Indoor or outdoor storage of operable vehicles and equipment.
- d. Office, shop and storage yard for contractors, artists and craftsmen. All storage areas must be screened from off-site view by a building or an 8 foot tall opaque fence.
- e. Self storage units and warehousing.
- f. Retail or wholesale nursery, plant store or garden supply store.
- g. Rental stores, provided that the items for rent are contained within a building. The rental of heavy equipment and /or vehicles is not permitted.

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- h. Wholesale businesses, mail order or telephone/internet sales.
- i. Sale of any commodity that is manufactured, process, fabricated, assembled or warehoused on the premises.
- j. Light manufacturing, fabrication, processing or assembly of products, provided that the work must occur within a building.

D. LOT AND BUILDING STANDARDS:

- 1. Lot standards:
 - a. Minimum Lot Size: 1 acre
 - b. The minimum amount of landscaped area within this PD shall be 7% of Use Area A and 3% of Use Area B.
- 2. Building Standards:

a. Maximum building height: 35 feet 💆

Except buildings within 40' of the eastern most property line shall be limited in height to 25'

b. Minimum Building Setbacks:

- 1) from the Bergen Park Road right-of-way:
- 30 feet 20 feet
- 2) from any unspecified side lot line:
- 5 feet
- 3) from the most southerly PD boundary line:
- 4) from the longest northerly PD boundary line: 5 feet
 - 0 feet

5) from any internal lot line:

- 20 feet
- 6) from the most easterly PD boundary line: 7) the existing building may remain with a setback of 4.8 feet to the west and
 - 6.46 feet to the northwest

8) Outdoor storage must be setback at least 140' from the eastern most property line.

E. PARKING REQUIREMENTS:

1. Parking shall be provided in accordance with the parking requirements contained in the Jefferson County Zoning Resolution.

F. FENCES AND RETAINING WALLS:

- 1. Fences and retaining walls must comply with the requirements contained in the Jefferson County Zoning Resolution.
- 2. All outdoor storage areas must be surrounded by buildings or eight foot high solid fences, including a landscape buffer as specified in the Landscape section of this ODP.

G. LIGHTING:

- 1. Lighting shall not cast glare on adjacent or neighboring property or roads.
- 2. Pole lights shall not exceed 12 feet in height, and shall use downcast, cut-off type fixtures.

3. Building mounted lights must be directed downward or toward the building and shall not be mounted higher than 18 feet above grade.

4. Exterior lighting shall be reduced to only minimal security lighting after 10:00 PM.

H. SIGNS:

1. Project Identification sign: One monument sign is allowed, single or double faced, with a maximum area of 50 sq. ft. per face, a minimum setback of 5 feet, and a maximum height of 6 feet.

2. Multi-Tenant sign: One monument sign is allowed, single or double faced, with a maximum area of 50 sq. ft. per face, a minimum setback of 5 feet, and a maximum height of 6 feet. Any and all tenants within this PD may be identified on this sign.

3. All other sign requirement for commercial signs as stated in the Jefferson County Zoning Resolution shall apply.

I. ARCHITECTURAL REQUIREMENTS:

1. All new buildings and building additions shall comply with the architectural requirements contained within the Jefferson County Zoning Resolution.

J. LANDSCAPE REQUIREMENTS:

- 1. Landscaping shall be installed in conformance with the requirements of the Landscape section of the Jefferson County Zoning Resolution, with the following modifications:
 - a. The amount of landscaped area required shall be 7% of Use Area A and 3% of Use Area B.
 - b. A perimeter landscaped area will not be required adjacent to commercially zoned property.
 - c. A landscaped buffer shall not be required between a building and a parking lot.
 - d. Landscaping shall not be required internal to a parking lot in Use Area B.
 - e. A landscaped buffer shall be required along the outside of any exterior screening fence. The buffer shall be at least 10 feet wide and shall consist of evergreen trees a minimum of 8 feet tall, planted an average of 15 feet on center.

Deciduous Trees are also required within the buffer planted at 1 tree per 1000 square feet of buffer area.

f. A landscaped buffer shall be required along the eastern edge of this PD. The buffer shall be at least 20 feet wide and shall consist of evergreen trees a minimum of 8 feet tall, planted an average of 15 feet on center. Deciduous Trees are also required within the buffer

planted at 1 tree per 1000 square feet of buffer area.

K. GENERAL REQUIREMENTS:

1. Other requirements and standards not specifically include within this ODP will apply in accordance with the Jefferson County Zoning Resolution and the standard zone district that is most similar to this PD.