

*** COMMISSIONERS' MINUTES OF JULY 23, 1996 ***

The Board of County Commissioners of the County of Jefferson, State of Colorado, met in regular session on July 23, 1996 in the Jefferson County Government Center, Golden, Colorado. Commissioner John P. Stone, Chairman, presided. Commissioner Gary D. Laura, Commissioner Betty J. Miller and Lori O'Neill, Deputy Clerk to the Board, were present.

Commissioner Stone, Chairman, called the meeting to order.

STAFF PRESENT: Dora Harrison, County Manager
 Frank Hutfless, County Attorney
 Claire Levy, Assistant County Attorney
 Nelson Nadeau, Director of Human Services
 Jerry O'Neill, Highways & Transportation
 Shelley Denison, Agenda Coordinator
 Arnie Cross, Planning Engineer
 Liza Jackson, Planner
 Robert Narracci, Planner
 Timothy Carl, Planner
 Kris Hiemstra, Planner
 Brad Sheehan, Highways & Transportation

PROCLAMATION

The Board of County Commissioners welcomed the Flemish Cultural Council and other representatives from Belgium and encouraged all area citizens to visit the Toys and Games Exhibit at the Arvada Center .

APPROVAL OF MINUTES

Following a general discussion, the Board upon motion of Commissioner Laura, duly seconded by Commissioner Miller and by unanimous vote, adopted a resolution approving the Minutes of July 9, 1996.

CONSENT AGENDA

The Board passed the following resolutions:

RESOLUTION CC96-436 Re: Board of Equalization - Abatement/Refund of Property Taxes

RESOLUTION CC96-437 Re: Administrative Services - Accounting - Semi-Monthly Payroll Register

RESOLUTION CC96-438 Re: Administrative Services - Accounting - Expenditure Approval Listings

RESOLUTION CC96-439 Re: Administrative Services - Accounting - Expenditure Approval Listings

RESOLUTION CC96-440 Re: Board of County Commissioners - Revision to the Policy and Procedure Manual to Amend the Traffic Impact Fee Project List to Add a Segment of Coal Mine Avenue

REGULAR AGENDA

The Board passed the following resolutions:

RESOLUTION CC96-441 Re: Land Planning & Infrastructure - Highways & Transportation - Permanent Utility/Fence Easement from Marshall Building Enterprises, Inc. (West Ken Caryl Ave. Project from Simms to Kipling)

RESOLUTION CC96-442 Re: Land Planning & Infrastructure - Highways & Transportation - Right-of-Way/Easement Acquisitions from Ken Caryl Master Association (West Ken Caryl Ave. Project Simms to Kipling)

RESOLUTION CC96-443 Re: Facilities & Technical Services - Facilities - Amendment to

RESOLUTION CC96-444 Re: Community Resources - Open Space - Easement for

RESOLUTION CC96-445 Re: Human Services - Corrections - Contract - Arapahoe House

RESOLUTION CC96-447 Re: Sheriff's Department - Twinstar, Inc. - Amendment to

RESOLUTION CC96-446 Re: Board of County Commissioners - Appointment of County

PUBLIC HEARINGS

LAW ENFORCEMENT AUTHORITY

The Board adjourned as the Board of County Commissioners and reconvened as the Law Enforcement Authority.

#SC7-3-95 Corrected Plat
Applicant: MARCIA E. VISSER & JAMES D. VISSER
Location: 31453 Upper Bear Creek Road (Section 5, Township 5 South,
Range 71 West)
Purpose: Final platting of Hacienda Del Sol
Approximate Area: 3.9 Acres
Case Manager: Arnie Cross

REGULAR AGENDA

#SE96-05 Special Event
Applicant: ROCKY MOUNTAIN ADOPTION EXCHANGE
Location: 9750 W. Hampden, Lakewood
Event Held: August 10 and 11, 1996 - 9:00 a.m. to 9:00 p.m.

Following a general discussion, the Board upon motion of Commissioner Miller, duly seconded by Commissioner Laura and by unanimous vote, adopted a resolution approving a Special Events Permit for Rocky Mountain Adoption Exchange.

#SE96-09 Special Events Permit
Applicant: T.E.V. EDELWEISS
Location: 17832 Highway 8, Morrison
Event to be Held: August 24, 1996 - 12:00 Noon to 12:00 p.m.

Sworn Testimony: Gretchen Middledorf

Following the taking of sworn testimony and a general discussion, the Board upon motion of Commissioner Laura, duly seconded by Commissioner Miller and by unanimous vote, adopted a resolution approving a Special Events Permit for T.E.V. Edelweiss.

Minutes of July 23, 1996
Page 5

#SE96-07 Special Events Permit
Applicant: KEN CARYL RANCH MASTER ASSOCIATION
Location: 14422 W. Ken Caryl Avenue, August 17, 1996 from 8:00 a.m. to
7676 S. Continental Divide, September 21, 1996 from 11:00 a.m. to

Sworn Testimony: Robert Westin, Jr.

unanimous vote, adopted a resolution approving Vacation #V34-12-95 subject to the adopted conditions of approval.

#E20-5-96 Exemption
Applicant: COLORADO RAILROAD HISTORICAL FOUNDATION, INC.
Location: 17155 W. 44th Avenue (Section 23, Township 3 South, Range
Map No.: 76
Purpose: To establish building envelopes.
Approximate Area: 12.6 Acres
Case Manager: Kris Hiemstra

Sworn Testimony: Charles Albi, for applicant

Following the taking of sworn testimony and a general discussion, the Board upon motion of Commissioner Miller, duly seconded by Commissioner Laura and by unanimous vote, adopted a resolution approving Exemption #E20-5-96 subject to the adopted conditions of approval.

#E29-6-96 Exemption
Applicant: GOLDEN EQUITIES, LTD
Location: 4413 Table Mountain Parkway (Sections 23 & 24, Township 3 South
Map No.: 76
Purpose: To establish a building envelope for a warehouse building
Approximate Area: 13.704 Acres
Case Manager: Timothy Carl

Following a general discussion, the Board upon motion of Commissioner Laura, duly seconded by Commissioner Miller and by unanimous vote, adopted a resolution approving Exemption #E29-6-96 subject to the adopted conditions of approval.

Minutes of July 23, 1996

Page 7

#W96-1 Waiver
Applicant: Mr. MICHAEL ABBONDANZA
Location: 26412 Main Street (Section 14, Township 6 South, Range 71 West
Map No.: 181
Purpose: Request of road improvements
Approximate Area: 1.08 Acres
Case Manager: Kris Heimstra

Sworn Testimony: Michael Abbondanza, Applicant

Following the taking of sworn testimony and a general discussion, the Board upon motion of Commissioner Miller, duly seconded by Commissioner Laura and by unanimous vote, adopted a resolution approving Waiver #W96-1 subject to the adopted conditions of approval.

REZONING

#Z96-1 Rezoning
Applicant: WILLIAM A. DOWNES
Location: 27900-27990 Meadow Drive (Section 10, Township 5 South, Range
Map No.: 176
From: Restricted Commercial (RC)/Restricted Commercial-One (RC-1)
To: Planned Development (P-D)
Purpose: To define existing uses and minimum lot size and to allow subdivi
Approximate Area: 1.709 Acres
Case Manager: Robert Narracci

The Board accepted the case file for Case No. Z96-1 submitted from the Planning Commission to the Board of County Commissioners as Exhibit "A" and incorporated the file as part of the record of the hearing before this Board.

Sworn Testimony: Katherine Chapiewsky, Representing applicant
Also Present: William Downes, Applicant

Following the taking of sworn testimony and a general discussion, the Board upon motion of Commissioner Miller, duly seconded by Commissioner Laura, and by unanimous vote adopted **RESOLUTION CC96-434** approving Case #Z96-1.

Minutes of July 23, 1996
Page 8

#Z96-12 Rezoning
Applicant: CAROLYN J. NEWKIRK
Location: 6941 County Highway 73 (Section 26, Township 5 South, Range 71 We
Map No.: 178
From: Planned Development (P-D)
To: Planned Development, Amended (P-D, Amd)
Purpose: To include additional uses of a school and related educational uses.
Approximate Area: 9.7 Acres
Case Manager: Timothy Carl

The Board accepted the case file for Case No. Z96-12 submitted from the Planning Commission to the Board of County Commissioners as Exhibit "A" and incorporated the file as part of the record of the hearing before this Board.

Sworn Testimony: Ann Willhardt, Representing applicant
Also Present: Carol Newkirk, Applicant

Following the taking of sworn testimony and a general discussion, the Board upon motion of Commissioner Miller, duly seconded by Commissioner Laura, and by unanimous vote adopted **RESOLUTION CC96-433** approving Case #Z96-12.

#Z96-9 Rezoning

Applicant: NEW GENESEE LAND CO., LLC
Location: 603-633 Park Point Drive, Lot 4B Genesee Business Center
Map Nos.: 139 and 173
From: Planned Development (P-D)
To: Planned Development, Amended (P-D Amd)
Purpose: To allow commercial use
Approximate Area: 2.75 Acres
Case Manager: Liza Jackson

(Section

The Board accepted the case file for Case No. Z96-9 submitted from the Planning Commission to the Board of County Commissioners as Exhibit "A" and incorporated the file as part of the record of the hearing before this Board.

Sworn Testimony: David Monson, Representing applicant
Matt Wagar

Minutes of July 23, 1996
Page 9

Following the taking of sworn testimony and a general discussion, the Board upon motion of Commissioner Miller, duly seconded by Commissioner Laura, and by unanimous vote adopted **RESOLUTION CC96-435** approving Case #Z96-9.

#SC23-11-93(c) Corrected Plat
Applicant: LAND SECURITIES INVESTORS, A COLORADO LIMITED
Location: South Kipling Street at West Unser Avenue (Section 3,
Purpose: Final Platting of the Property (A replat of Tracts C and E, Chatfield
Approximate Area: 24.9 Acres
Case Manager: Arnie Cross
Continued From: 6/18/96 and 7/9/96

PARTN
Townsh
Bluffs,

Sworn Testimony: Andy Loewi, Attorney for Applicant
Ken Rudolph, for applicant

Also Present: Rob Gilmore
Lynn May

In Opposition: Harvey Curtis, Attorney for the Estate of Margaret
Ivan Walter, Engineer with W. W. Wheeler
Florence Hildebrand Traynor, Homeowner
Pat Pachuta, Manager of the Chatfield Arboretum

Following the taking of sworn testimony and a general discussion, the Board upon motion of Commissioner Miller, duly seconded by Commissioner Laura and by majority vote with Commissioner Laura voting "No", the Board adopted a resolution approving Corrected Plat #SC23-11-93 (c) subject to the adopted conditions of approval.

#SC14-5-95 Corrected Plat
Applicant: MCS DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY
Location: West 15th Avenue at proposed Salvia Court (Section 35, Township 3 South, Range 70 West)
Purpose: Final platting of South Table Mountain Estates Filing No. 1
Approximate Area: 2.66 Acres
Case Manager: Mike Schuster (Arnold Cross handled the hearing)

Sworn Testimony: Tim McNut

Minutes of July 23, 1996
Page 10

Following the taking of sworn testimony and a general discussion, the Board upon motion of Commissioner Miller, duly seconded by Commissioner Laura and by unanimous vote, adopted a resolution approving Corrected Plat #SC14-5-95 subject to the adopted conditions of approval.

#SC19-8-94

#SC20-7-95

#SC21-7-95

Waiver Request
Applicant: RSRF RANCH COMPANY, LLC
Location: West Bowles Avenue at Grant Ranch Boulevard (Sections 13 & 14, Township 5 South, Range 69 West)
Purpose: Waiver request for The Villages at Raccoon Creek - Jefferson County and The Villages at Raccoon Creek - Jefferson County, Filing Nos. 2 & 3
Case Manager: Arnie Cross

Sworn Testimony: James Spehalski, P. E., Carroll and Lange, Inc.,

Following the taking of sworn testimony and a general discussion, the Board upon motion of Commissioner Laura, duly seconded by Commissioner Miller and by unanimous vote, adopted a resolution approving the waiver request and modifications to previous resolutions for Corrected Plats #SC19-8-94, #SC20-7-95, and #SC21-7-95 subject to the adopted conditions of approval.

#CDP96-1 AND Northeast Comprehensive Development Plan and
IGA96-1 Intergovernmental Agreement

Sworn Testimony: Jerry Orten, Representing Old Wadsworth Homeowners Association

Concerned Citizens:
Jerri Kunkle
Lisa Engleking

Brad Holder
Dee Shott
Americus Kalmar
Tim Killcoyne
Sharon Killcoyne
Gayle VanDyke
Tom Russo
Gary Theisen

Minutes of July 23, 1996
Page 11

Following the taking of sworn testimony and a general discussion, the Board upon motion of Commissioner Laura, duly seconded by Commissioner Miller and by unanimous vote, adopted the following resolution:

RESOLUTION CC96-431

CDP96-1 AND IGA 96-1

Jefferson County and City of Westminster initiated. Located northeast Jefferson County enclave areas. Adoption of the Northeast Comprehensive Development Plan and authorization for Chairman to execute the Intergovernmental Agreement between the City of Westminster and Jefferson County concerning the Northeast Comprehensive Development Plan.

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

Deputy Clerk to the Board

John P. Stone, Chairman