

Commissioner Hartman moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF JEFFERSON
STATE OF COLORADO

RESOLUTION NO. CC07-499

Case No.	07-100961RZ	Map No.	139
Applicant:	Gary S. Woods and Jean Hawley-Woods		
Location:	23776 Cody Park Road		
From:	Agricultural-Two		
To:	Planned Development		
Purpose:	To rezone to allow for two single-family residential lots		
Approximate Area:	9.18 acres		

WHEREAS, Gary S. Woods and Jean Hawley-Woods filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Agricultural-Two to Planned Development to allow for two single-family residential lots; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on September 26, 2007 and continued to October 24, 2007, at which time the Planning Commission, by formal resolution, recommended approval with conditions of the subject rezoning application; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on October 9, 2007 and continued to November 6, 2007; and

WHEREAS, based on the study of the Comprehensive Plan and the Zoning Resolution, recommendations of the Jefferson County Planning Commission, recommendations of the Jefferson County Planning and Zoning Division, comments of public officials and agencies, and testimony and written comments from all interested parties, this Board finds as follows:

1. That proper posting, publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of Jefferson County.
2. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at those hearings.
3. This proposal does not conform to The Central Mountains Community Plan because it exceeds the densities of the Housing, Visual Resource, and Water and Sanitation sections and impacts views of the Open Space, Trails and Recreation section of the Plan recommendations and places strain on existing groundwater levels.
4. The proposed rezoning is not compatible with allowable and existing land uses in the general vicinity of the site. The site has a much higher visibility from roads and other residences than many of the other adjacent properties and will degrade existing view corridor and overall aesthetics of the area.
5. The proposed land uses will result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.
6. That each of the factors set forth above is adequate independently to support this resolution.

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 07-100961RZ to rezone from Agricultural-Two to Planned Development the following described unincorporated area of Jefferson County, be and hereby is DENIED.

EXHIBIT A

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

Commissioner Kathy Hartman	Aye
Commissioner J. Kevin McCasky	Aye
Commissioner Jim Congrove, Chairman	Aye

The Resolution was adopted by unanimous vote of the Board of County Commissioners of the County of Jefferson, State of Colorado.

Dated: December 11, 2007