

WHAT'S GOING ON AROUND HERE???

# TOWN HALL MEETING

Presented By

*Conifer Area Council*

**Wednesday, February 15<sup>th</sup>, 2017**

**Presentations without Questions or Comments: 7:00pm – 8:00pm**

**Open House: 8:00pm – 9:00pm**

## UPDATES FROM:

**CONIFER AREA CHAMBER / RTD / CONIFER LIBRARY / BEAVER RANCH**

**HWY 285 AT KINGS VALLEY**

**Road Improvement Options Update by CDOT Representatives**

**CANNABIS IN COLORADO**

**History, Science & Taxes by Dennis Brovarone – Hoban Law Group**

**JEFFERSON COUNTY SHERIFF JEFF SHRADER**

**INFORMATION ON NEW BUSINESSES & DEVELOPMENT**

**COMING TO THE CONIFER AREA**

**By Heather Gutherless – Jefferson County Planning & Zoning**

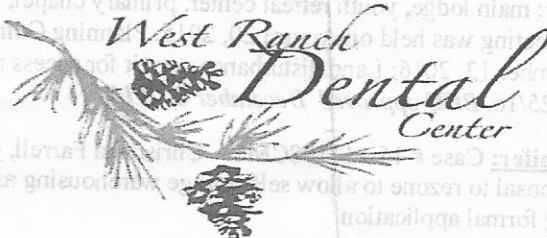
**COLORADO LEGISLATIVE UPDATE**

Conifer Area Council would like to thank:

19413 North Turkey Creek Rd

Morrison, CO 80465

[www.westranchdental.com](http://www.westranchdental.com)



Office (303)697-4038

Fax (303)697-4409

For their COMMUNITY SUPPORT of this Town Hall Meeting

Conifer Area Council is a nonpolitical organization that does not support or oppose any development, issue, political agenda, individual person or business.

# CONIFER AREA DEVELOPMENT UPDATES

PREPARED BY  
CONIFER AREA COUNCIL

FEBRUARY 15, 2017

GO TO [WWW.CONIFERAREACOUNCIL.ORG](http://WWW.CONIFERAREACOUNCIL.ORG) FOR UPDATES TO THIS LIST

## NEW ISSUES

Jefferson County is amending Section 4 of the Zoning Resolution pertaining to organization, operation and administrative procedures to the Board of Adjustment. These revisions are scheduled for hearing before the Planning Commission and Board of County Commissioners in March. Please review the proposed changes by clicking on this link. If you have comments that you would like in the hearing packet for the Planning Commission, please submit them to me by 5:00 pm on Tuesday, February 28. The deadline for them to be in the Board of County Commissioners packet is 5:00 pm on Monday, March 20. For more information contact John Wolforth, Director Planning and Zoning Division, 303-271-8713.

## COMMERCIAL DEVELOPMENTS

### NEW APPLICATIONS

**13700 South US 285, Conifer:** Case # 16-125224CMT; Nick Nelson, [nnelson@jeffco.us](mailto:nnelson@jeffco.us), 303 271-8727. Community Meeting to discuss potential rezoning from C-1 and MR-2 to PD to allow for Heating, Plumbing, Electrical businesses. *Community meeting held December 6, 2016. Pending formal application.*

**Compassionate Dharma Cloud Monastery, 8485 South US 285, Conifer:** Case # 17-101459SDP; Sarah Rosenberg, [srosenbe@jeffco.us](mailto:srosenbe@jeffco.us), 303 271-8728. Site Development Plan for Compassionate Dharma Cloud Monastery to add a 12,849 SF religion center. *First referral, comments due February 15, 2017.*

### UPDATES

**11873 Springs Road, Conifer:** Case # 16-121755CMT. Michael Madrid, [mmadrid@jeffco.us](mailto:mmadrid@jeffco.us), 303-271-8767. Community Meeting to discuss potential rezoning from Commercial-One (C-1) to Planned Development (PD) in order to allow light industrial and craft brewery uses. Community meeting held October 19, 2016. Pending formal application.

**American Bowmen Archery Range, 13664 S. Baird Rd, Conifer:** Case # 15-125816PA. Heather Gutherless, [hguthertl@jeffco.us](mailto:hguthertl@jeffco.us), 303-271-8716. Rezone to allow an archery range. Community meeting held January 5, 2016. Pending formal application.

**Aspen Park Seventh-Day Adventist Church, 26015 Noah Avenue, Conifer:** Case # 16-105841CMT. Michael Madrid, [mmadrid@jeffco.us](mailto:mmadrid@jeffco.us), 303-271-8767. Rezone to allow use as a church and possible expansion. Community meeting April 13, 2016. Pending formal application.

**12798 Parker Avenue, Pine:** Case # 16-106247CMT. Christiana Farrell, [cfarrell@jeffco.us](mailto:cfarrell@jeffco.us), 303-271-8740. Rezone to allow a daycare in an existing community center. Community meeting April 14, 2016. Pending formal application.

**Emmaus Catholic Retreat Center, Krogh Ranch, 13034 US Highway 285 at South Elk Creek Road:** Case # 16-105311RZ, Justin Montgomery, [jmontgom@jeffco.us](mailto:jmontgom@jeffco.us), 303-271-8792. First listed as St. Malo Retreat and Center, now a formal rezoning application to rezone to allow a retreat center on a 247 acre tract off of South Elk Creek Road. Rezone to allow construction of a religious retreat and conference center: main lodge, youth retreat center, primary chapel, four cabins, small camping area, roads and parking, trails. Community meeting was held on August 20, 2015. Planning Commission Hearing August 24, 2016, Board of County Commissioners September 13, 2016; Land disturbance permit for access road application 16-120091, first referral on 10/12/16, comments due 10/25/16. *BCC approved December 6, 2016*

**Kitty Drive and Cordingly Road, Conifer:** Case # 16-117198CMT. Christiana Farrell, [cfarrell@jeffco.us](mailto:cfarrell@jeffco.us), 303-271-8740. Community Meeting to discuss the proposal to rezone to allow self storage warehousing as a permitted use. Community meeting held August 29, 2016. Pending formal application.



## RESIDENTIAL DEVELOPMENTS

### NEW APPLICATIONS

**Homestead Filing 9:** Case 16-105806PF, Lindsey Margolies, [lmargoli@jeffco.us](mailto:lmargoli@jeffco.us), 303 271-8717. Plat to subdivide into 2 single family detached units. *First Referral, comments due February 10, 2017.*

### UPDATES

**12077 Elk Trail Road:** Case 16-101547CMT, Nick Nelson, [nnelson@jeffco.us](mailto:nnelson@jeffco.us), 303 271-8727. Rezone from Mountain Residential One to Agricultural One. Community meeting February 18, 2016, 11993 Blackfoot Road. Pending formal application.

**Blue Ridge Subdivision, 16286 Pine Valley Road:** Case # 09-107715PF, Sean Madden, 303-271-8719, [smadden@jeffco.us](mailto:smadden@jeffco.us). Preliminary and Final Plat to subdivide a 43-acre lot into 4 lots for single family detached lots. Second Referral, comments due 8/17/15. Applicant revising per comments.

**Jack Wilma Subdivision 17971 County Rd 126, Buffalo Creek:** Case 15-120172PF, Nathan Seymour, [nseymour@jeffco.us](mailto:nseymour@jeffco.us), 303 271-8751. Plat to subdivide into 2 single family detached units. First Referral comments due July 6, 2016; applicant revising.

## PROCESS DEFINITIONS

**Pre-Application – PA:** This process is optional and may be used before applying for any process. This assists the applicant in gaining a more thorough understanding of the County's process and possible request issues.

**Community Meeting – CMT:** A meeting is held with notice sent to nearby property owners and registered homeowner groups and community groups where the Planning and Zoning case manager and applicant present details of the application. It is held prior to formal application and feedback may impact aspect of the application.

**Rezoning Process – RZ:** This process is for review and approval to rezone a property. It includes Sufficiency Review, Formal Application, Referrals to HOAs and agencies, Planning Commission Hearing, Board of County Commission Hearing, and Post Hearing Review.

**Preliminary and Final Plat Process – PF:** This process combines the separate Preliminary Plat and Final Plat reviews of a subdivision of land into one process. It includes Sufficiency Review, Formal Application, Referrals to HOAs and agencies, Planning Commission Hearing, Board of County Commission Hearing, and Post Hearing Review.

**Preliminary Plat Process – PR:** This process is for preliminary review of a subdivision of land. It includes all of the above processes but is only heard by the Planning Commission, not BCC.

**Final Plat Process – FI:** This process is for final review of a subdivision of land. It includes all of the above processes but is only heard by the BCC, not Planning Commission.

## **OTHER INFORMATION**

### **To Check Development Cases that are in Process in Jefferson County**

Go to <http://planning.jeffco.us> and click on active cases tab (<http://jeffco.us/planning-and-zoning/active-cases/>) for complete listing of active cases, or go to Permit Search (<http://jeffco.us/amandaltol/>) and search by address or permit #.

### **Notice of Amendments and Changes to the Zoning Resolution & the Land Development Regulation**

View revisions at <http://planning.jeffco.us> under Regulation Revisions.

### **Mountain Ground Water Overlay District Regulations** Pat O-Connell 303-271-8707

Go to (<http://jeffco.us/planning-and-zoning/regulations/zoning-resolution> Section 34 M-G Mountain Groundwater Overlay District.pdf)

**Jefferson County Sheriff Slash Collection Information:** View <http://jeffco.us/slash/> for future slash collection locations and dates.

In response to results of the "Claiming Conifer's Character" Survey,  
two Study / Action Teams were convened:

1. Trails
2. Community Vision

*Call Peter Barkmann (303 697-5520) or Shirley Johnson (303-697-9196) for additional information on the above referenced Study / Action Teams, projects and regulations or to begin a study of specific projects or projects in general.*

**Future Conifer Area Council Town Hall Meetings  
April 19<sup>th</sup>, 2017.**

## **THANK-YOU TO EVERYONE**

### **WHO HAS MADE OUR CONIFER AREA COUNCIL TOWN HALL MEETINGS POSSIBLE:**

Those who have made presentations giving us such valuable information

Those who have been here with brochures, handouts & information during our Open House

#### **Conifer Area Council Board of Directors**

Shirley Johnson: President

Kirk Hilbelink: Vice President

Punky Kiefer: Secretary

Pat Bouchard: Treasurer

Angela Bassano

Christy Cragin

Suzy Nelson

Carol Ziller

#### **Conifer Area Council Board Advisors**

Fred Wells, Perry Ryan, Susan Imming, John Riedel, Peter Barkmann, Erika Armstrong, Lauren Drabble

**OUR AMAZING COMMUNITY MEMBERS FOR YOUR ATTENDANCE & SUPPORT**