

# CONIFER AREA DEVELOPMENT UPDATES

PREPARED BY  
CONIFER AREA COUNCIL

APRIL 18, 2018

## NEW ISSUES

No new issues.

## COMMERCIAL DEVELOPMENTS

### NEW APPLICATIONS

#### **8884 S US Hwy 285, Woodlands Event Center – New Site Development Plan**

**Case Number: 18-106031SD** (Previously rezoning case 17-113683RZ. Case Manager: Nick Nelson, [nnelson@jeffco.us](mailto:nnelson@jeffco.us), 303 271-8727. Proposed Site Development Plan for event center. First Referral comments due April 12, 2018.

#### **10853 U. S. Hwy 285, Dutch Bros Coffee Shop**

**Case Number: 17-129650.** Case Manager: Mike Madrid, [mmadrid@jeffco.us](mailto:mmadrid@jeffco.us), 303-271-8767  
**Pre-Application: Meeting November, 2017. No community meeting required; No formal application**

**UPDATES** Updated information is in bold italics. More Information can be found at <http://planning.jeffco.us>. Then click on Active Cases Search. Search by Permit / Case Number. Case numbers are in bold at the top of each case description.

#### **VACANT LAND NEAR KITTY DRIVE AND PRIMROSE LANE (AIN: 61-232-03-001 and -002)**

**Case Number: 17-122048PA.** Case Manager: Justin Montgomery, [jmontgom@jeffco.us](mailto:jmontgom@jeffco.us), 303-271-8792  
Pre-application for a Site Development plan for an office building on Lot 3 and parking on Lot 2 of Conifer Commons  
Pre-app meeting: August 2017  
Status: No Community Meeting; No formal application

#### **13700 S US HWY 285, Park View Plaza Amendment 1**

**Case Number: 17-122355RZ.** Case Manager: Nick Nelson, [nnelson@jeffco.us](mailto:nnelson@jeffco.us), 303-271-8727  
Description: Rezone from Planned Development to Planned Development to expand uses and area.  
Status: Second referral period ended January 31, 2018; No hearings scheduled.

#### **18050 Buffalo Creek Rd**

**Case Number: 17-125221PA.** Case Manager: Paige Cybulski, [pcybulsk@jeffco.us](mailto:pcybulsk@jeffco.us), 303-271-8719  
Description: Pre-application for an exemption to develop a park on 3.8 acres.  
Pre-app meeting: October 2017  
Status: No Community Meeting required; No formal application – Building Permit Only. Pending.

#### **13034 S US Hwy 285 - Emmaus Phase I**

**Case Number: 17-128287SD.** Case Manager: Justin Montgomery, [jmontgom@jeffco.us](mailto:jmontgom@jeffco.us), 303-271-8792  
Proposed Site Development Plan to allow the construction of an adult retreat and conference center, wastewater treatment facility, and pump house.  
Status: 2<sup>nd</sup> Referral comments due April 4, 2018.

#### **11675 S US Hwy 285 Frontage Road**

**Case Number: 17-133240CMT.** Case Manager: Todd Hager, 303-271-8752, [thager@jeffco.us](mailto:thager@jeffco.us).  
Rezone from A-2 to SR-5 or PD to allow the reconfiguration of two lots.  
Status: Community meeting December 28, 2017. No Formal Application.

#### **15000 Pine Valley Road**

**Case Number: 17-135234GP.** Case Manager: Steve Krawczyk, [skrawczyk@jeffco.us](mailto:skrawczyk@jeffco.us), 303-271-8736  
To extended private roads built with Turret Peak Trail for 9 residential Lots each greater than 35 acres for new driveway for Single Family Residents.  
Status: Electronic referral, comments due January 22, 2018. *Second referral.*

**18051 County Road 126 - Blue Jay Inn, Buffalo Creek**

**Case Number: 18-100049RZ and 18-100050SD.** Case Manager: Jenny McGinnis, [jmcginni@jeffco.us](mailto:jmcginni@jeffco.us), 303-271-8478. Previously 17-133256CMT and 17-127195PA: Rezone and Site Development Plan on 1.7 acres to rezone the Blue Jay in to a PD and then update the historical hotel.  
Status: Community meeting January 9, 2019; Formal submittal being reviewed for sufficiency.

**19403 North Turkey Creek Road**

**Case Number: 17-126015PA.** Case Manager: None Currently – call 303-271-8700  
Description: Pre-application for a Site Development Plan (SDP) on 1.577 acres to construct an indoor instructional golf facility with restaurant/bar, fitness, and office uses.  
Pre-app meeting: October 2017  
Status: No Community Meeting required; No formal application. Pending.

***COMMERCIAL DEVELOPMENTS***

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**10811 County Hwy 73:**

**Case Number 17-109242CMT.** Case Manager: Justin Montgomery, [jmontgom@jeffco.us](mailto:jmontgom@jeffco.us), 303-271-8792. Rezone from Mountain Residential-Three (MR-3) and Agricultural-Two (A-2) to a Planned Development (PD) for limited commercial uses.  
Status: Community meeting held May 17, 2017. Formal submittal being reviewed for sufficiency.

**Conifer Mini Storage, 26209 Clark Avenue:**

**Case Number 17-110512SD.** Case Manager: Dennis Dempsey, [ddempsey@jeffco.us](mailto:ddempsey@jeffco.us), 303-271-8734  
Site Development Plan for mini storage.  
Status First Referral, comments due May 31, 2017. Second Referral comments sent to applicant October 2017.

**10248 S Turkey Creek Rd (PIN: 60-071-02-003; 60-071-02-002):**

**Case Number: 17-108581PA.** Case Manager: Non currently – call 303-271-8700  
Pre-application to Rezone 25 acres to allow a privately operated, membership-based “public” dog park. Pre-app meeting: May 2017  
Status: No Community Meeting; No formal application. Pending.

**Compassionate Dharma Cloud Monastery, 8485 South US 285, Conifer:**

**Case Numbers 17-101459SDP, 17-105597MVR, 17-117712ASR.** Justin Montgomery, [jmontgom@jeffco.us](mailto:jmontgom@jeffco.us), 303-271-8792. Site Development Plan for Compassionate Dharma Cloud Monastery to add a 12,849 SF religion center. First referral, comments due February 15, 2017. Applied for Minor Variation Request to allow for relief from architectural standards; comments due March 31, 2017. Applied for Alternate Standard for a 39-foot right-of-way were a 50-foot right-of-way width is required, and allow an improved pavement section with an 18-foot width and a 2 foot recycled asphalt or gravel. First Referral, comments due August 22, 2017. Third Referral, in review. Final review stage, Staff is recommending approval pending the receipt of performance guarantees.

***RESIDENTIAL DEVELOPMENTS***

**NEW APPLICATIONS**

**Settlers and Homestead Drive – Boulders Subdivision**

**Case Number: 18-102433PF.** Case Manager: Ross Klopff, [rklopff@jeffco.us](mailto:rklopff@jeffco.us), 303 271-8733.  
Final plat to subdivide a 64.4 acre property into 21 lots with lot sizes of at least two acres for single family detached units.  
Electronic Referral, comments due May 2, 2018.

**10250 County Highway 73 - Conifer Heights**

**Case Number 18-107113RZ.** Case Manager: Nick Nelson, [nnelson@jeffco.us](mailto:nnelson@jeffco.us), 303 271-8727.

Initially case 18-102460CMT for a Community Meeting to discuss Rezoning from Planned Development to Planned Development Rezoning from Planned Development to Planned Development to allow 104 residential units. Some documents state 113 residential units and 1 community use lot. Now in formal application process. First Referral, comments due April 27, 2018.

**8436 Settlers Drive**

Pre Application to subdivide 37.9 acres zoned for 2 acre lots, into anywhere from 3 to 8 single-family residential lots.

Case Number: 18-101549PA. Case Manager: Paige Cybulski, [pcybulsk@jeffco.us](mailto:pcybulsk@jeffco.us), 303-271-8719

Pre-App meeting: February, 2018 / Status: Non Community Meeting required; No formal application

***RESIDENTIAL DEVELOPMENTS***

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**9200 Old Mill Road**

**Case Number: 17-119479GP.** Case Manager: Paige Cybulski, [pcybulsk@jeffco.us](mailto:pcybulsk@jeffco.us), 303 271-8719.

Grading Permit for natural surface trails, ATV trails and ski runs on private property.

Status: First Referral, comments due August 15, 2017. Grading plan review approved.

**9425 Eagle Cliff Rd**

**Case Number: 17-132416PA.** Case Manager: Mike Madrid – 303-271-8767 – [mmadrid@jeffco.us](mailto:mmadrid@jeffco.us) .

Pre-application to Rezone and Plat 41.8 acres for a tiny home development with a community building, single family homes and mini-storage. Pre-app meeting: December, 2017

Status: No Community Meeting; No formal application.

**13883 S Wamblee Valley Road**

**Case Number: 17-121273PA.** Case Manager: Paige Cybulski – 303-271-8719 – [pcybulsk@jeffco.us](mailto:pcybulsk@jeffco.us). Pre-application to Plat 45 acres into 4 home sites of 10 acres each. Pre-app meeting: September 2017.

Status: No formal application.

**Homestead Filing 10 - 8417 Settlers Drive**

**Case Number: 17-110257PF.** Case Manager: Lindsey Margolies – 303-271-8717 – [lmargoli@jeffco.us](mailto:lmargoli@jeffco.us).

Plat to subdivide 26.85 acres into seven (7) lots of two acres for single family detached units.

Status: 1<sup>st</sup> Referral response comments sent to applicant July 2017. Third referral comments sent to applicant in Dec 2017.

***Planning Commission recommended approval. Board of County Commissioners hearing April 17, 2018.***

**7615 Cinch Court**

**Case Number: 17-116728PF.** Case Manager: Nathan Seymour – 303-271-8751 – [nseymour@jeffco.us](mailto:nseymour@jeffco.us).

Plat to subdivide 53 acres into 18 lots of at least 2 acres for single family detached units. Status: Sufficiency Review of Formal Application. Second referral comments sent to applicant in March, 2018.

**7552 Red Fox Drive**

**Case Number 14-122758PF.** Case Manager: Nathan Seymour, [nseymour@jeffco.us](mailto:nseymour@jeffco.us), 303 271-8751.

Preliminary and Final Plat to subdivide the property into two lots for single family detached units.

Status: First Referral, comments due August 22, 2017, comments sent to applicant in Sept 2017. 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 applicant presents details of the application and Planning & Zoning staff presents the process and takes notes. 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/amandalto/>) 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. There are also some regulation revisions occurring right now. General housekeeping updates. Hopefully, these changes will clarify the regulations.

### **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**” Surveys,  
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 Meeting**  
**September 19, 2018 / November 14, 2018 / February 20, 2019 / April 17, 2019**

**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

Marilyn Saltzman

Carol Ziller

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

Fred Wells, Perry Ryan, John Riedel, Peter Barkmann, Erika Armstrong

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