

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: February 8, 2023

BCC Hearing Date: February 21, 2023

22-104257RZ Rezoning

Case Name: Laramie Ridge Official Development Plan

Owner/Applicant: Laramie Ridge, LLC, A Colorado limited liability company

Location: 5399 State Highway 93 and Parcel ID numbers 30-162-00-001, 30-162-00-002, 30-162-00-003, 30-162-00-004
Section 16, Township 3 South, Range 70 West

Approximate Area: 40.22 Acres

Purpose: **To Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for office, community, agricultural and residential uses.**

Case Manager: Cassidy Clements

Representative: Ethan Watel, Baseline Engineering and Planning

Applicant Team Presenters:

Ethan Watel, Baseline Engineering Corporation, ethan@baselinecorp.com

Issues:

- None

Recommendations:

- **Staff:** Recommends Approval

Level of Community Interest: Low

PC RESOLUTION

It was moved by Commissioner **Meyers** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

February 8, 2023

RESOLUTION

<u>22-104257RZ</u>	Rezoning
Case Name:	Laramie Ridge Official Development Plan
Owner/Applicant:	Laramie Ridge, LLC, a Colorado limited liability company
Location:	5399 State Highway 93 and Parcel ID numbers 30-162-00-001, 30-162-00-002, 30-162-00-003, 30-162-00-004 Section 16, Township 3 South, Range 70 West
Approximate Area:	40.22 Acres
Purpose:	To Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for office, community, agricultural and residential uses.
Case Manager:	Cassidy Clements

The Jefferson County Planning Commission hereby recommends **APPROVAL**, of the above application, on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
 - A. The proposed office, residential, and agricultural land uses are compatible with the existing and allowable commercial, retail, office, residential, and Open Space land uses in the surrounding area. The Rezoning would allow a variety of land uses consistent with the adjacent variety of land uses.
 - B. The proposal is in general conformance with the Comprehensive Master Plan ("Plan"). It is not in conformance with the Rural Residential recommendation in the North Plains Area Plan. However, the proposal satisfactorily addresses the three factors for proposed land uses out of conformance with the Plan. All other applicable goals and policies of the Plan have been met.
 - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered. No

unmitigated potential negative impacts were identified. Mitigation measures set forth in the Official Development Plan standards include setback requirements and height restrictions for viewshed protection, architectural standards for visual and character compatibility with the surrounding area, and requirements to preserve historic structures.

- D. The subject property is served by individual well and septic systems and North Table Mountain Water and Sanitation for water services, the Fairmount Fire Protection District, and the Jefferson County Sheriff’s Office. The existing infrastructure and services are adequate and available, for purposes of rezoning, to serve the proposed land uses.
- E. The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

Commissioner **Spencer** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Jost	aye
Commissioner	Becker	aye
Commissioner	Duncan	aye
Commissioner	Meyer	aye
Commissioner	Stephens	aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Kimi Schillinger, Executive Secretary for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, February 8, 2023.



Kimi Schillinger
Executive Secretary

STAFF REPORT

Case Number:
22-104257RZ

Summary of Process

- The Staff evaluation of an application will be presented at the required Planning Commission and Board of County Commissioners' Hearings.
- The Planning Commission will review the evidence and will make a recommendation to the Board of County Commissioners.
- The final decision on the request will be made by the Board of County Commissioners.

Case Summary

Rezone from Agricultural-Two (A-2) to a Planned Development (PD) that allows residential, commercial, community, and agricultural use.

<i>Purpose</i>		Laramie Ridge ODP		Cassidy Clements	February 24, 2022	
<i>Case Name</i>		Case Manager		<i>Formal Submittal Date</i>		
May 27, 2021	December 6, 2021	February 8, 2023	February 21, 2022	Subdivision Plat/Site Development Plan		
<i>Pre-Application Date</i>		<i>Community Meeting Date</i>		<i>PC Hearing Date</i>		<i>BCC Hearing Date</i>
Ethan Watel, AICP, Baseline Engineering		Laramie Ridge, LLC, A Colorado limited liability company				
<i>Applicant/Representative, check if same as owner:</i> <input type="checkbox"/>		<i>Owner</i>				
5399 State Hwy 93	Golden	80403	40.22 acres	16	3S	70W
<i>Property Address</i>		<i>City</i>	<i>Zip</i>	<i>Area ≈</i>	<i>Section</i>	<i>Township</i>
30-161-00-001		East of Hwy 93 and south of W 64th Parkway				
<i>Pin</i>		<i>General Location</i>				

Land Use and Zoning



<i>Existing Land Use:</i>	<i>Existing Zoning:</i>	<i>CMP Recommended Land Use:</i>	<i>Requested Zoning:</i>
Historic/Agricultural	Agricultural-Two	Rural Residential	Planned Development

Plan Area: North Plains *Number of citizens at Community Meetings:* 4

PC Recommendations: Approval *Level of Community Interest:* low

Key Issues: None

Criteria for Rezoning:

- The compatibility with existing and allowable land uses in the surrounding area.
- The degree of conformance with applicable land use plans.
- The ability to mitigate negative impacts upon the surrounding area.
- The availability of infrastructure and services.
- The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.

✓	○	✗
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. SUBJECT REQUEST

The applicant is requesting to Rezone from Agricultural-Two (A-2) to a Planned Development (PD) that would allow for office, residential, and agricultural uses. The subject properties contain the historic Ramstetter Ranch, and the applicant seeks to preserve this historic agricultural use through requirements in the proposed Official Development Plan (ODP). This Rezoning would also allow the applicant to construct a new office building, five single family dwellings, and five rental cabins on the approximately 40-acre subject site.



1. Aerial Image of the Subject Property

2. CONTEXT

The subject property is in northern Jefferson County, east of State Highway 93 and south of West 64th Parkway. The five subject properties associated with this Rezoning are metes and bounds. The historic Ramstetter Ranch structures that remain include a farmhouse built in 1909, barn, and a number of sheds. The subject properties also contain a prominent hogback that has been scarred by extensive clay mining.

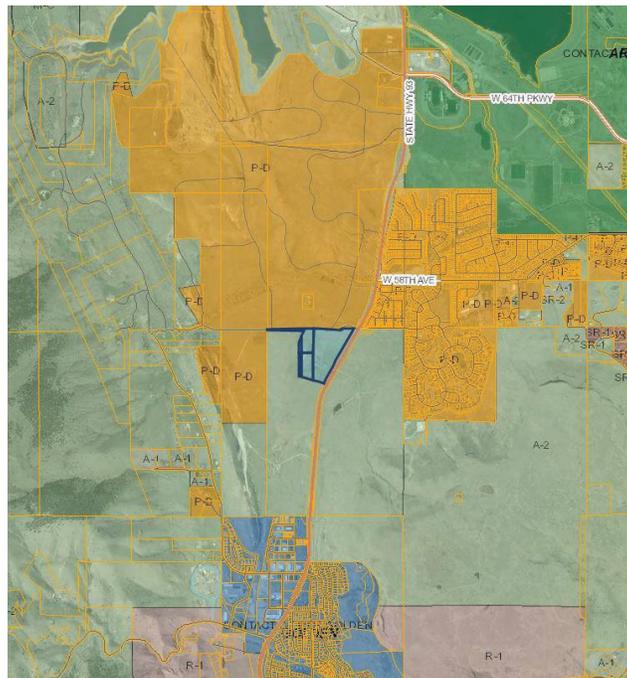


2. Aerial Imagery of the Surrounding Neighborhood

The immediate area surrounding the property ranges in the types of uses. The properties to the south and east are owned by Jefferson County for Open Space purposes. The eastern property is the North Table Mountain Park West Trailhead. The vacant parcel to the north, across W 56th Avenue, is zoned Planned Development and is governed by the Keller Farm Official Development Plan. This Official Development Plan, approved in 2012, allows for an activity center (e.g., office, commercial, and retail uses).

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Planned Development (PD) – Keller Farms Official Development Plan (ODP)	Office/Business/Commercial/Retail/Residential/Water Storage/Private Open Land
South:	A-2	Open Space
East:	A-2	Open Space
West:	PD – Flintlock Clay Pit ODP	Mining Operations (Clay)



3. Existina Zonina

4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Zoning (PD)
Land Use	Agricultural/Residential	Use Area 1 – Business/Office Use Area 2 – Residential Use Area 3 – Agricultural Use Area 4 – Agricultural, Business/Office
Accessory Uses	Accessory Structures Private kennels	Use Area 1 – Conference Spaces/Event Center; Educational Uses Use Area 2 – Accessory Structures Use Area 3 – Agricultural Accessory Structures Use Area 4 - Agricultural Accessory Structures
Setbacks	Front – 50 feet Side – 30 feet Rear – 50 feet	From CO State Hwy 93 – 225 feet From CO State Hwy 93 for existing Agricultural Structures – 170 feet From W 56 th Avenue – 50 feet From West and South ODP Boundaries – 75 feet For Livestock – 150 feet
Building Height	35 feet	Use Area 1 – 35 feet Use Area 2 – 30 feet for Single Family Dwelling (SFD), 25 feet for Rental Cabins (RC) Use Area 3 – 35 feet Use Area 4 – 30 feet for new structures
Maximum Building Square Footage	No Limit	Use Area 1 – 35,000 square feet Use Area 2 – 3,500 square feet per SFD, 800 square feet for RC Use Area 3 – 2,000 square feet Use Area 4 – 32,000 square feet (Including existing and proposed structures)

The applicant has proposed an ODP that allows for office, agricultural, and residential uses. The proposed ODP is broken out into four use areas and includes landscaping, architectural, and general restrictions that differ from the Zoning Resolution. All of the Use Areas follow the Agricultural-Two (A-2) Zone District with modifications, described below.

Use Area 1

Use Area 1, within the proposed ODP, allows for business and professional offices as the permitted use. The applicant has listed accessory uses within this use area that are limited to conference space and an event center with a maximum capacity of 100 guests and educational uses with up to 30 visitors per month. All buildings within this use area are restricted to 35 feet tall and all buildings, primary and accessory, are limited to a cumulative 35,000 square feet.

Use Area 2

The applicant is proposing Use Area 2 as the residential use area within the ODP. The permitted uses are limited to Single-Family Dwellings and detached Rental Cabins. Rental Cabins are defined within this ODP as, “A detached building which is used for, or advertised and available to be used for, accommodations or lodging of guests. Each rental cabin is limited to one bedroom and one kitchen.” Accessory uses within this use area would be limited to the uses allowed within the Agricultural-Two zone district. Detached or attached accessory structures and home occupations would be allowed, with the exception of detached accessory dwelling units (ADUs). All detached accessory uses are limited to a cumulative maximum gross floor area of 2,000 square feet. The applicant lists minimum and maximum

building separation requirements between the Single-Family Dwellings and Rental Cabins to ensure a clustering of the structures.

Use Area 3

The proposed ODP allows for barns, stables, corrals, pens, runs and other livestock structures within the permitted uses of Use Area 3. General farming, storage sheds, and the storage of agricultural equipment is also permitted. The applicant has included an allowance for a temporary evacuation site for displaced animals (livestock). The cumulative maximum gross floor area for Use Area 3 is 2,000 square feet.

Use Area 4

The existing historic structures are contained within the proposed Use Area 4. The applicant has proposed all permitted uses within the A-2 zone district, business and professional offices, and the temporary evacuation and boarding for displaced animals (livestock) for Use Area 4. The intention of these permitted uses is to allow the continued use of the historic agricultural uses on the subject properties. The owner has been communicating with the Jefferson County Historical Commission and has included restrictions noting that existing buildings and structures are to remain, to the extent feasible, and that any rehabilitation will follow the Secretary of the Interior's standards for rehabilitation. Allowing business and professional offices within this use area would allow for offices within the historic structures.

The applicant is proposing a cumulative maximum gross floor area of 32,000 square feet for all existing and proposed structures. The existing historic structures have an approximate combined square footage of 18,007 square feet. The applicant has provided an Existing Building Information Graphic on page four of the ODP that shows each historic structure and the approximate square footage. As noted above, the proposed ODP requires that the existing structures are to remain, to the extent feasible, subject to engineering and Building Safety reviews. Rebuilt and new buildings shall match the form and general architectural character of the existing structures.

The proposed ODP allows for one Single-Family Dwelling within Use Area 4, so long as it is limited to the existing residential structure within Use Area 4, originally constructed in 1909.

All Use Areas

Proposed accessory uses that are allowed within all Use Areas include parking, accessory structures, plazas, gazebos, patios, and information gathering spaces, and public or private trails.

The applicant has proposed a written restriction that would only allow one lot within the Planned Development. This means that there can be no further future subdivision of land without a Rezoning process to change this restriction. The proposed dwellings within the ODP cannot be subdivided into their own lot and sold off individually. This requirement will ensure that the residential use is accessory to the commercial development and that the dwellings cannot be subdivided into separate lots in the future.

The applicant has proposed setbacks for the new and existing structures from Colorado State Highway 93 right-of-way, West 56th Avenue right-of-way, and from the west and south ODP boundaries. These setbacks are greater than the current underlying zone district requirements

The proposed ODP contains a No Build Area for portions of the properties above 5,990 feet in elevation. This area shall be considered a natural area to be kept undisturbed, with the exception of trails. Staff requested this No Build Area be included in the written restrictions to preserve the unique geologic formation on the subject property. Further, this restriction protects the visual character of the Highway 93 corridor.

Landscaping

The applicant has proposed a set of landscaping standards that differ from the Zoning Resolution. Under the current zoning, any landscaping standards that would apply to the property would adhere to Section 15 of the Zoning Resolution. The proposed ODP lists requirements for all use areas and entrances to the property. The entryways shall be landscaped using hardy drought resistant landscape material and fire resistive mulch. The applicant has proposed a reduction in landscaping from the Zoning Resolution standards, but staff finds that the proposed landscaping requirements would provide screening of the uses and would be consistent with the existing natural landscape of the State Highway 93 corridor. The proposed landscaping meets the general intent of the Zoning Resolution and provides for the visual historic agricultural nature of the property to continue with redevelopment.

Architecture

The Architecture Section of the ODP follows Section 13 of the Zoning Resolution, with several modifications. These modifications would allow for an agricultural façade for new structures, creating a seamless visual transition from the existing historic structures to the new proposed structures.

Surface plane changes are required at the same intervals as the Zoning Resolution requires within the plains, but the surface plane change must continue horizontally for at least 24 inches and project or recess at least 24 inches on structures that are over 10,000 square feet of gross floor area. The Zoning Resolution requires this change for at least 12 inches. Roof plane changes are required every 75 feet, where 100 feet is currently required by the Zoning Resolution. The applicant has proposed higher standards for these structures than the Zoning Resolution currently requires.

The applicant has included Historic Structure protection language within the Architecture Section. This language would require that the Jefferson County Historic Commission is notified in writing prior to any alteration or demolition of a historic structure. Any rehabilitation of existing structures shall follow the Secretary of Interior's standards for rehabilitation. This language was requested by the Jefferson County Historic Commission to protect the existing historic structures.

General Standards

The applicant has proposed fencing standards that would ensure wildlife-friendly interactions. These wildlife-friendly fencing standards must follow the Colorado Parks and Wildfire (CPW) guidelines and CPW and Colorado Department of Transportation must be consulted at the time of Site Development Plan regarding fencing, per the ODP language.

The proposed ODP will follow the commercial sign standards of the Zoning Resolution, except that two ground signs would be allowed on the subject property rather than one. One ground sign would be allowed at the primary entrance proposed on West 56th Avenue and one ground sign would be allowed at the intersection of West 56th Avenue and State Highway 93.

The proposed ODP shall follow the mountain lighting standards within the Zoning Resolution.

Finally, the applicant has proposed phasing language that would require that an office building is built within Use Area 1 prior to any residential building within Use Area 2. This ensures that the property is not solely developed as residential in the future.

5. TRANSPORTATION

A trip generation analysis was required with this Rezoning application. The applicant is proposing to take primary access from West 56th Avenue, instead of from State Highway 93. This is at the request of Colorado Department of Transportation (CDOT). It was determined that the traffic impacts from this proposed Rezoning can be absorbed by the surrounding network. At the time of Site Development Plan, an updated Access Permit from CDOT will be required.

6. CRITERIA FOR DECISIONS FOR PLANNED DEVELOPMENT REZONING APPLICATIONS

Section 6 of the Zoning Resolution states, *in reviewing Rezoning and Special Use applications, the Planning Commission and the Board of County Commissioners may consider the following criteria:*

- ✓ a. *The compatibility with existing and allowable land uses in the surrounding area.*
- ✓ b. *The degree of conformance with applicable land use plans.*
- ✓ c. *The ability to mitigate negative impacts upon the surrounding area.*
- ✓ d. *The availability of infrastructure and services.*
- ✓ e. *The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.*

a. The compatibility with existing and allowable land uses in the surrounding area.

Staff finds that the proposed PD zone district allowing office, residential, and agricultural uses is compatible with the surrounding land uses. The subject properties are adjacent to residential uses on the northeast side. The property to the east is Jefferson County Open Space, and the applicants are proposing increased setbacks from State Highway 93 that would create an open land buffer between any new structures and the right-of-way. The applicants are proposing to have grazing livestock within Use Area 4, which borders the right-of-way, keeping with the historic agricultural nature of the area. The property to the north of the subject property is zoned to provide for an activity center with residential, commercial, office, and recreational uses. Staff finds that the proposed uses are compatible with the existing land uses and compliment the allowable land uses that surround this property.

b. The degree of conformance with applicable land use plans.

The Comprehensive Master Plan (CMP), an advisory document required by State statute, contains Goals and Policies that are used to guide land use decisions. The Area Plans section of the CMP contains supplementary policies and land use recommendations for evaluation.

	Summary	Conforms with CMP? ✓ ○ ✗
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse	✓

	communities in which to live, work, and enjoy outdoor recreation.	
Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat	✓
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.	✓
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	✓

Staff concludes that the subject request is in conformance with the applicable goals and policies of the Comprehensive Master Plan.

Land Use: The subject property is located within Area 5 of the North Plains Area Plan. The land use recommendation is rural residential at lot sizes between 5 and 35 acres. The clustering of building sites is encouraged by the CMP to reduce visual impacts and potential disturbance to wildlife habitat. The land use recommendation was primarily put into place because of Jefferson County Historical Commission concerns. They were concerned that recommendations for residential or commercial uses would be a detriment to the historic Ramstetter Ranch, pertaining to both the structures and the agricultural character.

Because the subject parcel is recommended for Rural Residential, the proposal for a business/professional office, residential, and agricultural land use is out of conformance with the CMP. For proposals that do not meet the CMP recommendation there are three additional factors that must be considered:

1. How the impacts associated with the proposed land use will be mitigated compared with the recommended Land Use(s);
2. How the proposed land use is compatible with the surrounding Land Use Recommendations and community character; and
3. What change of circumstance has occurred in the local area since the Land Use Recommendation was adopted.

The applicant provided responses to the three factors and their responses with staff analysis is as follows:

1. How the impacts associated with the proposed land use will be mitigated compared with the recommended Land Use(s).

Applicant's Response: *"The outstanding proposed land use on this site that does not satisfy CMP requirements is the office use and the continued agricultural operations. Any theoretical negative impacts on the site from these uses will be mitigated through new standards in the ODP and existing standards in the Zoning Resolution.*

Visual - The ODP proposes structure clustering in Planning Areas 1 and 2. The western portion of the site is proposed to remain open space given the topography and geology. Both of these are enforced through standards in the ODP. If the site were subdivided into large estate lots, there would likely be seven five-acre lots (accounting for right-of-way dedication). Each of those homes would require driveways, landscaping, and neighborhood streets. The proposed office space would condense the development to a smaller percentage of the site. This version leaves a far greater percentage of the site to its natural state than would separate single-family lots with yards and potential accessory dwelling units. In order to mitigate impacts of visual disturbance, setbacks for new primary and accessory structures will be set at a minimum of 225 feet from the

Colorado State Highway 93, a minimum of 50 feet away from West 56th Avenue, and 75 feet from both the west and south property lines. These setbacks would be far greater than setbacks required of single-family lots or past proposals for development at this site. Because the structures on the development are to be clustered, paved roadways would be limited. This mitigates the physical impact on the site and keeps it in character as a transitional zone between higher intensity land uses and open space. The ODP proposes parking allowed in all planning areas except no. 3. Parking for special events may occur on flat, permeable surfaces in planning areas 1. In addition, a No-Build Area is defined at 6,000 feet elevation. This will ensure the site's prominent topographical features will remain undeveloped and in a natural state. The landscaping standards will additionally ensure that the views from SH 93 of the property's terrain and the Front Range and Hogback are preserved.

Air Quality - There are no uses proposed in the ODP that would create an adverse impact on air quality. Dust can be a side effect of agricultural uses and the amount of land where these uses is allowed will lessen as the site develops. The landscape standards require disturbed areas to be revegetated naturally.

Wildlife - The fencing standards contains standards to ensure that fencing is wildlife-friendly, where appropriate. Some areas will require opaque screening (trash enclosures) and some livestock enclosures may require stronger fencing. The ODP requires consultation with Colorado Parks and Wildlife during fence selection. The ODP's clustering requirements and No-Build Area will also support wildlife movement.

Light - In order to ensure less potential light pollution and to mitigate any light impacts, the ODP requires that development on this site follow the Lighting Standards of the Mountains instead of the Plains.

Odor - There are no new uses proposed in the ODP that would generate odor. Since the site is used for agricultural and livestock uses, manure will be generated. The amount of land where these uses is allowed will lessen as the site develops. The ODP is set up to default to all standards of the Agricultural-Two zone district which does have standards regulating manure. The ODP also incorporates these standards and further specifically states odors shall not a nuisance.

Noise - Previous proposals included an amphitheater which is no longer proposed. There are not expected to be any exceptional noise generating activities that would require mitigation. The Jeffco Land Development Regulation and Colorado State Statutes have noise limits that would apply to this property and will be adhered to.

Traffic - The Transportation Analysis takes into account the "worst-case" buildout of the site under the proposed ODP. In this ODP the worst case for traffic would be if Planning Area 1 were fully built-out at 35,000 square feet of office space. In reality, the 35,000 square feet will be split between daily office space and conference/event space that will be empty many days. Under the worst-case the proposed traffic is 393 trips per day, taking into account the theoretical office build-out, the cabins, homes, and 20 agricultural/ranch employees on-site. That level of proposed traffic would not require mitigation."

Staff's Analysis: The applicant has provided sufficient mitigation measures within the proposed ODP. The proposed written restrictions include greater setbacks than the current and surrounding zoning, require wildlife friendly fencing and contact with CPW and CDOT regarding such fencing, and greater architectural, signage, and lighting standards than currently required. Staff finds that the applicant's analysis of this factor is sufficient and the standards within the ODP provide proper mitigation of possible impacts. Further, the applicant has included language that preserves the historic character and the structures that are eligible for the National Register, which aligns with the reasoning for the recommended land uses by the Comprehensive Master Plan.

2. How the proposed land use is compatible with the surrounding Land Use Recommendations and community character.

Applicant's Response: *"The proposed ODP depicts a plan to protect the scenic corridor along Colorado State Highway 93 through setbacks, height limitations, building design, landscaping, and buffers. In addition to protecting the scenic corridor, the ODP proposes structure clustering, which will allow for more natural open space. This Plan proposes preserving and/or renovating certain homestead structures on the property. This goal aligns with the General Policies for*

Historic & Archaeologic Resources. All planning areas depicted in the ODP include public and private trails (paved or unpaved) as an accessory use. This is in step with the North Plains Area Plan goal to increase trail accessibility and connection. Both North Table Mountain Park and White Ranch Open Space are nearby. The site would include outdoor community spaces and small wildlife educational classes, both of which are uses that blend well with the community character of preservation, outdoor activities, and education. The office space on the north side of the site provides a transition between the recommended Activity Center to the north of the site and the Open Space to the west and south. It also would provide a buffer between the recommended commercial and industrial uses to the north and residential uses on the south portion of the site. Without the WPS mixed-use campus as a buffer, residential development would be located next to future development with more intensive land uses as outlined in the North Plains Area Plan for area 30 and Area 21 to the south.”

Staff’s Analysis: Staff agrees that the proposed land uses will be compatible with the surrounding land uses. The applicant has provided greater setbacks, height limitations, building design, buffers, lighting and signage language than what is currently allowed by the underlying zone district. These changes will allow this proposal to be more compatible with the surrounding community character of the State Highway 93 corridor. The applicant’s work with the Jefferson County Historic Commission to include ODP requirements for preservation of the historic resources onsite promotes compatibility with the surrounding area as well. Staff agrees with the applicant’s analysis of this factor and that the proposed land uses and restrictions are compatible with the surrounding land use recommendations and community character.

3. What change of circumstance has occurred in the local area since the Land Use Recommendation was adopted?

Applicant’s Response: *“The North Area Plan update was completed in 2011 and the subject property was mapped as Rural Residential. The 1,200-acre property to the north was mapped as an Activity Center and subsequently zoned to the Keller Farm ODP in 2012, which permits a mixed-use community with office, commercial, and a range of residential densities from single-family to multi-family apartments. To the south, a portion of the former Ramstetter property (now owned by Jefferson County) was designated as office, light industrial, and research & development. It is unknown to the applicant why the subject site was left with such a low intensity land use between two very intense ones. Regardless, since that time the Colorado Department of Transportation’s WestConnect Planning and Environmental Linkages (PEL) study Final Report came out in 2018, and the City of Golden’s Integrated Transportation Plan was adopted. Golden’s plan stops short of the subject site and does not include recommendations, but it does show an expanded and re-routed State Highway 93 nearby. The WestConnect PEL indicates short term and long-term improvements in the form of adding a median to the highway in front of the site. This would cause the intersection at West 56th Avenue to be converted into a right-in/right-out intersection. The most local change of circumstance is on the property itself. For many years the owners, Laramie Ridge, LLC, have marketed the property for sale. Proposals have come and gone, but residential subdivisions in line with the CMP recommendation have not been envisioned. Simultaneously, Wildlife Protection Solutions has outgrown its offices in Denver. WPS and Laramie Ridge are closely related entities. Now, Laramie Ridge has looked inward, and determined that a property that it already owns could be see its agricultural and ranching heritage preserved and celebrated by developing the property into the new WPS headquarters campus. The jobs that would be relocated from Denver to Jefferson County would be primary jobs. The CMP is very supportive of promoting land uses that expand and diversify the County’s economic base and create Primary Jobs. This idea should be acclaimed, and we must realize the CMP does have an ideal land use recommendation for uses such as this. Siting a mixed-use agricultural lodging office campus is not something that conceived when amending the CMP land use designation map.”*

Staff’s Analysis: The reasons for the Rural Residential land use recommendation in the CMP are to allow for the historic structures on the property and to provide a break between commercial use areas along Hwy 93 and Open Space. The land use recommendation considers that access to this site from Hwy 93 would be limited, which also contributed to the lower intensity land use recommendation. Staff does not find that there is a change in circumstance that has occurred in the local area since the land use recommendation was put into place and does not agree with the applicant’s rationale above.

However, the proposed land use is a unique use that could not be evaluated at the time of writing the Comprehensive Master Plan recommendations. The proposed ODP would allow multiple use types while keeping the agricultural heritage that is valued in the North Plains communities. Staff finds that while these reasons expressed by the applicant alone do not present a change of circumstance, the applicant is providing a transition use area for this corridor, that staff supports. The Comprehensive Master Plan does not have a metric for measuring unique uses and this proposal represents one that would be hard to anticipate. The applicant is preserving the rural character of the area by preserving the historic structures, continuing the agricultural uses by allowing animal grazing, requiring the architecture of new structures to be compatible with existing agricultural buildings along State Highway 93, and adding greater setbacks and clustering of buildings within the development. For these reasons, staff finds that the applicant has created a bridge between the Comprehensive Master Plan recommendation and the proposed uses.

Staff finds that the applicants have adequately addressed the three factors for proposals out of conformance with the Plan.

Physical Constraints: The subject properties lie within a subsidence area. A subsidence area is considered major geologic hazard area. To address the subsidence area, the proposed ODP would create a No Build Area on the subject property, that includes some of the geologic hazard area, and adequate mitigation will be required at the time of Site Development Plan for any structures proposed in the subsidence area. The subject properties are also within a moderate wildlife quality habitat. The applicant has proposed wildlife friendly fencing and coordination with CPW at other phases of development.

Community Resources: There are no historic points or districts identified on the subject properties, however the Jefferson County Historic Commission has stated that there are several structures that are eligible for the National Register of Historic Places. The applicant has provided requirements within the proposed ODP for the preservation and rehabilitation of the subject structures in conformance with the Secretary of Interior's standards for rehabilitation. The subject properties are not within the Front Range Mountain Backdrop, but there are significant viewsheds within the State Highway 93 corridor. The applicant has provided setback and height limitations as well as building design and separation requirements that would protect significant viewsheds and meet the recommendation of the Comprehensive Master Plan, to do so. The Comprehensive Master Plan also recommends that this area minimize lighting impacts, which the applicant has done by proposing the mountain standards for lighting within the Zoning Resolution, which are stricter than the plains standards. Finally, the CMP discusses creating a visual buffer strip along State Highway 93. The applicant is proposing a 225-foot setback for new structures and prevents parking within Use Area 3 that would be closer to the right-of-way than proposed structures. The visual buffer strip will be created with the proposed restrictions.

Infrastructure, Water and Services: Proposed infrastructure and services are available and adequate to support the proposed Rezoning. The subject property receives fire protection from the Fairmount Fire Protection District. Jefferson County Sheriff's Office provides law enforcement to the area. The water and sanitation services for the subject property, served by the North Table Mountain Water and Sanitation District and an individual well, will provide a mix of public and private water sources. The subject properties will be served by an individual septic system that will be permitted by the Colorado Department of Public Health and Environment. This permitting will be required at the time of Site Development Plan. Jefferson County Public Health has cited no further concerns with this proposal.

c. The ability to mitigate negative impacts upon the surrounding area.

Staff has not identified unmitigated negative impacts of this request to the surrounding area. The approval of this Rezoning would allow office, residential, and agricultural uses that are consistent with the surrounding area. The applicant has provided greater setbacks, building height restrictions, and architectural standards than are currently required within this area. The applicant is proposing landscaping that is consistent with the landscaping within this area and will provide a buffer and transition

of uses. Staff finds that the applicant has provided sufficient standards within the proposed ODP to mitigate any negative impacts upon the surrounding area.

d. The availability of infrastructure and services.

As discussed above, staff's analysis found that existing infrastructure and services are available and adequate to support the proposed amendment to the zoning.

e. The effect upon health, safety, and welfare of the residents and landowners in the surrounding area.

The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area. No unmitigated deleterious effects relating to the proposed Rezoning have been identified.

7. COMMERCIAL MINERAL DEPOSITS

There are no known commercial mineral deposits on the subject property.

8. COMMUNITY MEETING

A Community Meeting was held on August 31, 2021. There were 4 individuals in attendance. Community members did not raise questions or concerns, they were only in attendance to listen to the proposal. No opposition was expressed. Full details of the Community Meeting are available in the case packet.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff did not receive written comments nor phone calls regarding this application.

10. AGENCY REFERRAL RESPONSES

This application was sent on two referrals to 12 Jefferson County Departments & Divisions, 18 external agencies, and 13 registered associations (please see the first referral matrix and HOA mailing list in the case packet for more information). **There are no known outstanding issues with the referral agencies.**

11. NOTIFICATION

Notification of the proposed development was provided in accordance with the Zoning Resolution. Please see the attached Notification Summary for more information.

12. POST HEARING REVIEW

If the Rezoning is approved, the post hearing review shall be in accordance with the Zoning Resolution as follows:

Planned Development: The applicant shall have 28 days after Board of County Commissioner's approval to submit a 'clean' copy of the approved red-marked ODP and pay the recordation fees. The Case Manager will have 7 days to review the submitted ODP. If the revisions have been made in accordance with the approval conditions, Staff will affirm and record the ODP documents, as appropriate. If the

submitted documents are not in conformance with the approved red-marked ODP, the red-marked ODP shall be recorded.

13. SUBSEQUENT PROCESSES

If the Rezoning is approved, the applicants will be required to proceed with a Site Development Plan. The Site Development Plan will review architecture, lighting, landscaping, and transportation infrastructure requirements. Once the Site Development Plan has been completed, Building Permits will be required for each structure.

SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION

Staff's analysis concludes that the proposed Rezoning from A-2 to a PD is in general conformance with the land use recommendation and policies of the CMP. No potential negative impacts to the surrounding community or wildlife were identified, and infrastructure and services are in place to support the proposed land uses. This application meets all Rezoning criteria specified in the Zoning Resolution. Staff has no unresolved issues related to this Rezoning application. Based upon this and the findings below, staff recommends APPROVAL of the proposed rezoning.

FINDINGS:

Based on the analysis included in this report, staff concludes that the proposal satisfactorily addresses each of the criteria below which the Board of County Commissioners may consider, as detailed in subsection 6 of this staff report.

1. **The proposed office, residential, and agricultural land uses are compatible with the existing and allowable commercial, retail, office, residential, and Open Space land uses in the surrounding area. The Rezoning would allow a variety of land uses consistent with the adjacent variety of land uses.**
2. **The proposal is in general conformance with the Comprehensive Master Plan ("Plan"). It is not in conformance with the Rural Residential recommendation in the North Plains Area Plan. However, the proposal satisfactorily addresses the three factors for proposed land uses out of conformance with the Plan. All other applicable goals and policies of the Plan have been met.**
3. **The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered. No unmitigated potential negative impacts were identified. Mitigation measures set forth in the Official Development Plan standards include setback requirements and height restrictions for viewshed protection, architectural standards for visual and character compatibility with the surrounding area, and requirements to preserve historic structures.**
4. **The subject property is served by individual well and septic systems and North Table Mountain Water and Sanitation for water services, the Fairmount Fire Protection District, and the Jefferson County Sheriff's Office. The existing infrastructure and services are adequate and available, for purposes of rezoning, to serve the proposed land uses.**
5. **The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.**

Planning Commission:

Planning Commission Recommendation (Resolution dated February 8, 2023 attached):

Approval

X (7-0)

Approval with Conditions

Denial

The case was scheduled on the consent agenda of the Planning Commission hearing and remained on the consent agenda. The Planning Commission unanimously recommended the case for approval without any red-marks on the ODP.

BOARD OF COUNTY COMISSIONER ACTION:

The Board of County Commissioners is charged with reviewing the request, staff report, and Planning Commission recommendation, receiving testimony and evidence on the application, and approving or denying the request.

COMMENTS PREPARED BY:

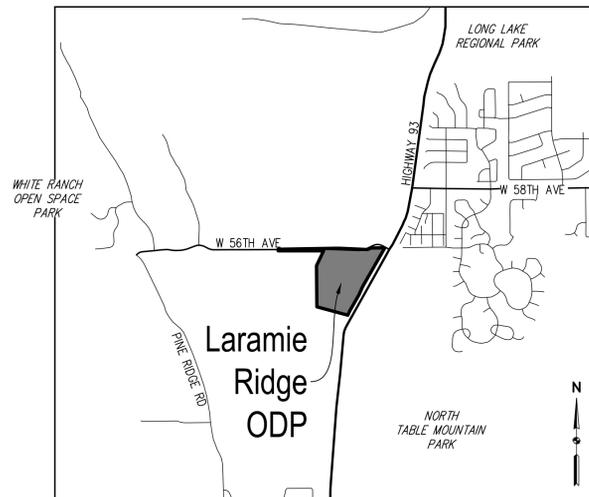
Cassidy Clements

Cassidy Clements
Planner III
February 9, 2023

PROPOSED ZONING

LARAMIE RIDGE OFFICIAL DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO,
SHEET 1 OF 5



VICINITY MAP
1"=2000'

LEGAL DESCRIPTION

A PORTION OF THE NORTH 1/2 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;

THENCE ON A RECORD BEARING OF SOUTH 89°38'09" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 1468.50 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY NO. 93 THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 62°37'45" EAST A DISTANCE 24.33 FEET;
- 2) SOUTH 30°00'01" WEST A DISTANCE OF 1040.14 FEET;
- 3) SOUTH 24°20'25" WEST A DISTANCE OF 201.66 FEET;
- 4) SOUTH 30°05'30" WEST A DISTANCE OF 450.33 FEET;
- 5) SOUTH 22°59'34" WEST A DISTANCE OF 102.05 FEET;

THENCE ALONG THE PERIMETER OF AN 'OPEN SPACE PARCEL' THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 74°48'51" WEST A DISTANCE OF 758.55 FEET;
- 2) NORTH 00°15'43" WEST A DISTANCE OF 964.85 FEET;
- 3) NORTH 25°34'07" EAST A DISTANCE OF 387.66 FEET;
- 4) NORTH 89°51'25" WEST A DISTANCE OF 615.15 FEET;
- 5) NORTH 89°48'49" WEST A DISTANCE OF 457.42 FEET;

THENCE NORTH 00°37'01" EAST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16 A DISTANCE OF 36.06 FEET TO THE WEST 1/16 CORNER OF SECTION 16 AND 9;

THENCE NORTH 89°09'30" EAST ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16 A DISTANCE OF 1338.42 FEET TO THE NORTH 1/4 CORNER OF SECTION 16; THENCE NORTH 89°38'09" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 117.73 FEET;

THENCE SOUTH 87°11'25" EAST ALONG A SOUTHERLY OF THAT PARCEL WITH RECEPTION NO. 84064513 A DISTANCE OF 368.84 FEET;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST 56TH AVENUE AS DESCRIBED IN RECEPTION NO.80082809 THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 87°11'25" EAST A DISTANCE OF 284.42 FEET;
- 2) A NON-TANGENT CURVE LEFT FROM WHENCE THE RADIUS POINT BEARS NORTH 21°00'21" WEST A RADIAL DISTANCE OF 704.10 FEET, HAVING A DELTA ANGLE OF 07°10'36" AND AN ARC OF 88.19 FEET;

THENCE NORTH 89°38'09" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 299.97 FEET TO THE POINT OF BEGINNING. COUNTY OF JEFFERSON, STATE OF COLORADO,

EXCEPT EASEMENT AND RIGHT OF WAY FOR STATE HIGHWAY NO. 93 AND W. 56TH AVENUE.

THE SITE CONTAINS A CALCULATED AREA OF 40.21 ACRES.

STANDARD FLEXIBILITY STATEMENT

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS OFFICIAL DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISIONS OF THIS OFFICIAL DEVELOPMENT PLAN. DURING THE SITE DEVELOPMENT PLAN PROCESS THE PLANNING AND ZONING DIRECTOR MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

- A. FINAL ROAD ALIGNMENTS
- B. FINAL CONSTRUCTION OF IMPROVEMENTS
- C. FINAL BUILDING ENVELOPES
- D. FINAL ACCESS AND BUILDING LOCATIONS

APPLICABILITY STATEMENT

EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THIS OFFICIAL DEVELOPMENT PLAN, DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO THE JEFFERSON COUNTY ZONING RESOLUTION IN EFFECT AT THE TIME OF PLATTING, SITE DEVELOPMENT PLAN, AND/OR BUILDING PERMIT APPLICATION. IN THE EVENT A STANDARD OR DEFINITION IS IN CONFLICT, THE STANDARD OR DEFINITION IN THIS OFFICIAL DEVELOPMENT PLAN SHALL GOVERN.

APPROVED FOR RECORDING

THIS OFFICIAL DEVELOPMENT PLAN, TITLED **LARAMIE RIDGE OFFICIAL DEVELOPMENT PLAN**, WAS APPROVED THE _____ DAY OF _____, 20____, BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JEFFERSON, STATE OF COLORADO AND IS APPROVED FOR RECORDING.

THE OWNER OF THE PROPERTY AT THE TIME OF APPROVAL WAS LARAMIE RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY .

BY: JEFFERSON COUNTY PLANNING AND ZONING DIRECTOR

SIGNATURE: _____

DATE: _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO

ON THIS _____ DAY OF _____, 20____,

BY: _____
JEFFERSON COUNTY CLERK AND RECORDER DEPUTY CLERK

THIS OFFICIAL DEVELOPMENT PLAN WAS PREPARED BY:
ETHAN WATEL, AICP
BASELINE ENGINEERING CORPORATION
112 N RUBEY DR. SUITE 210
GOLDEN, CO 80403
WWW.BASELINECORP.COM

THIS OFFICIAL DEVELOPMENT PLAN WAS PREPARED FOR:
DEVELOPER:
WILDLIFE PROTECTION SOLUTIONS, A COLORADO NONPROFIT CORPORATION

LANDOWNER:
LARAMIE RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY



ODP FOR HEARING - BASELINE JOB NO. 457PL

BASELINE

Engineering · Planning · Surveying

112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9259 • www.baselinecorp.com

LARAMIE RIDGE OFFICIAL DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO,
SHEET 2 OF 5

STATEMENT OF INTENT

THE PURPOSE AND INTENT OF THIS OFFICIAL DEVELOPMENT PLAN IS TO ALLOW THE CREATION OF A COMMERCIAL CAMPUS FOR A WILDLIFE CONSERVATION NON-PROFIT HEADQUARTERS WHICH MAY INCLUDE OFFICE, EDUCATIONAL, COMMUNITY, AGRICULTURAL, AND RESIDENTIAL USES. EXISTING AGRICULTURAL AND RANCH BUILDINGS ON THE PROPERTY ARE INTENDED TO BE RETAINED, MAINTAINED, AND REHABILITATED TO THE EXTENT PRACTICAL AND FEASIBLE TO PROTECT THESE HISTORIC RESOURCES.

WRITTEN RESTRICTIONS

ALL OF THE STANDARDS OF THE JEFFERSON COUNTY AGRICULTURAL-TWO (A-2) ZONE DISTRICT AND APPLICABLE SECTIONS OF THE ZONING RESOLUTION SHALL APPLY TO THE PROPERTY AS SHOWN ON THE GRAPHIC WITH THE FOLLOWING MODIFICATIONS:

A. PLANNING AREA 1

1. PERMITTED USES:
 - a. BUSINESS AND PROFESSIONAL OFFICES
2. ACCESSORY USES:
 - a. CONFERENCE SPACES AND EVENT CENTER, MAXIMUM CAPACITY 100 GUESTS
 - b. EDUCATIONAL USES SUCH AS VISITING FIELD-BASED LEARNING AND TRAINING, UP TO 30 VISITORS PER MONTH.
3. LOT AND BUILDING STANDARDS
 - a. MAXIMUM BUILDING HEIGHT: 35 FEET
 - b. MAXIMUM GROSS FLOOR AREA, ALL BUILDINGS IN PLANNING AREA 1, PRIMARY AND ACCESSORY, CUMULATIVE: 35,000 SQUARE FEET
 - c. MAXIMUM BUILDING SEPARATION BETWEEN BUILDINGS GREATER THAN 1,000 SQUARE FEET: 75 FEET
 - d. MAXIMUM NUMBER OF PRIMARY BUILDINGS: TWO (2)
 - e. ACCESSORY USES CANNOT EXCEED THE SQUARE FOOTAGE OF THE PRIMARY USE TO WHICH THEY ARE SUBORDINATE.

B. PLANNING AREA 2

1. PERMITTED USES:
 - a. DWELLING, SINGLE-FAMILY DETACHED
 - b. DETACHED RENTAL CABINS
2. ACCESSORY USES: DETACHED ACCESSORY DWELLING UNITS ARE PROHIBITED
3. LOT AND BUILDING STANDARDS
 - a. MAXIMUM NUMBER OF DWELLINGS, SINGLE-FAMILY DETACHED: FOUR (4)
 - b. MAXIMUM BUILDING HEIGHT FOR DWELLING, SINGLE-FAMILY DETACHED: 30 FEET
 - c. MAXIMUM GROSS FLOOR AREA FOR DWELLING SINGLE-FAMILY DETACHED: 3,500 SQUARE FEET PER BUILDING
 - d. BUILDINGS AND STRUCTURES IN PLANNING AREA 2 SHALL BE CLUSTERED IN ACCORDANCE WITH BUILDING SEPARATION STANDARDS
 - i. BUILDING SEPARATION BETWEEN ADJACENT DWELLINGS, SINGLE-FAMILY DETACHED:
 - MINIMUM 20 FEET
 - MAXIMUM 150 FEET
 - ii. BUILDING SEPARATION BETWEEN ADJACENT RENTAL CABINS:
 - MINIMUM 15 FEET
 - MAXIMUM 50 FEET
 - e. MAXIMUM NUMBER OF RENTAL CABINS: FIVE (5)
 - f. MAXIMUM BUILDING HEIGHT FOR RENTAL CABINS: 25 FEET
 - g. MAXIMUM GROSS FLOOR AREA FOR RENTAL CABINS: 800 SQUARE FEET, PER BUILDING
 - h. MAXIMUM GROSS FLOOR AREA FOR DETACHED ACCESSORY USES: 2,000 SQUARE FEET, CUMULATIVE

C. PLANNING AREA 3

1. PERMITTED USES:
 - a. BARN, STABLE, CORRAL, PENS, AND RUNS AND OTHER LIVESTOCK STRUCTURES
 - b. GENERAL FARMING, INCLUDING GRAINS, FRUIT, VEGETABLES, GRASSES, HAY, LIVESTOCK RAISING, RANCHING, AND THE KEEPING AND BOARDING OF LIVESTOCK, SUBJECT TO GENERAL REQUIREMENTS OF THE AGRICULTURAL ZONE DISTRICT.
 - c. STORAGE SHEDS INCLUDING FOR STORAGE OF AGRICULTURAL EQUIPMENT
 - d. TEMPORARY EVACUATION SITE FOR DISPLACED ANIMALS INCLUDING LIVESTOCK
2. LOT AND BUILDING STANDARDS:
 - a. MAXIMUM GROSS FLOOR AREA: 2,000 SQUARE FEET, CUMULATIVE

D. PLANNING AREA 4

1. PERMITTED USES
 - a. ALL PERMITTED USES IN THE AGRICULTURAL-TWO (A-2) ZONE DISTRICT.
 - b. BUSINESS AND PROFESSIONAL OFFICES
 - c. TEMPORARY EVACUATION SITE AND BOARDING FOR DISPLACED ANIMALS INCLUDING LIVESTOCK
2. LOT AND BUILDING STANDARDS

- a. MAXIMUM BUILDING HEIGHT: EXISTING BUILDINGS, INCLUDING SILOS, MAY REMAIN AT AND MAY BE REBUILT AT EXISTING HEIGHTS. NEW STRUCTURES MAXIMUM HEIGHT SHALL BE 30 FEET.
- b. MAXIMUM GROSS FLOOR AREA: 32,000 SQUARE FEET (CUMULATIVE OF ALL BUILDINGS AND STRUCTURES).
- c. THE EXISTING BUILDINGS AND STRUCTURES ARE TO REMAIN, TO THE EXTENT FEASIBLE, SUBJECT TO ENGINEERING AND BUILDING SAFETY REVIEWS. REBUILT AND NEW BUILDINGS AND STRUCTURES SHALL MATCH THE FORM AND GENERAL ARCHITECTURAL VERNACULAR OF THE REPLACED OR EXISTING BUILDING OR STRUCTURE.
- d. MAXIMUM NUMBER OF DWELLINGS, SINGLE-FAMILY DETACHED: ONE (1). THE DWELLING SHALL BE LIMITED TO THE EXISTING RESIDENTIAL STRUCTURE.

E. ALL PLANNING AREAS

1. ACCESSORY USES:
 - a. PARKING, PARKING LOT (EXCEPT PLANNING AREA 3)
 - b. ACCESSORY STRUCTURES INCLUDING MINI-STRUCTURES AND STORAGE SHEDS INCLUDING STORAGE OF AGRICULTURAL EQUIPMENT, SUBJECT TO LIMITATIONS IN EACH PLANNING AREA
 - c. PLAZAS, GAZEBOS, PATIOS, AND INFORMAL GATHERING SPACES
 - d. PUBLIC AND PRIVATE TRAILS (PAVED OR UNPAVED), RECREATIONAL AMENITIES
2. LOT AND BUILDING STANDARDS
 - a. MAXIMUM NUMBER OF LOTS: ONE (1) LOT WITHIN THE PLANNED DEVELOPMENT
 - b. MINIMUM SETBACKS FOR PRIMARY AND ACCESSORY BUILDINGS AND STRUCTURES
 - i. FROM COLORADO STATE HIGHWAY 93 RIGHT-OF-WAY: 225 FEET
 - ii. FROM COLORADO STATE HIGHWAY 93 RIGHT-OF-WAY (EXISTING AND REBUILT BUILDINGS IN PLANNING AREA 4): 170 FEET
 - iii. FROM WEST 56TH AVENUE RIGHT-OF-WAY: 50 FEET (MEASURED FROM FUTURE RIGHT-OF-WAY DEDICATION)
 - iv. FROM WEST AND SOUTH ODP BOUNDARIES: 75 FEET
 - c. MINIMUM SETBACK FOR LIVESTOCK ACCESSORY STRUCTURES
 - i. FROM COLORADO STATE HIGHWAY 93 RIGHT-OF-WAY: 150 FEET
3. PARKING FOR SPECIAL EVENTS MAY OCCUR ON FLAT, PERMEABLE SURFACES IN PLANNING AREA 1.
4. NO-BUILD AREA: THE PORTIONS OF THE PROPERTY ABOVE 5,990 FEET IN ELEVATION SHALL BE CONSIDERED A NATURAL AREA AND KEPT UNDISTURBED, WITH THE EXCEPTION OF TRAILS.

F. LANDSCAPING

LANDSCAPING SHALL FOLLOW THESE SPECIFIC STANDARDS.

1. LANDSCAPING SHALL BE REQUIRED FOR ALL COMMON AREAS INTERNAL TO AND AROUND THE PERIMETER OF ANY SINGLE-FAMILY DWELLING AND RENTAL CABIN GROUP AND FOR COMMERCIAL AND INSTITUTIONAL USES.
2. MAXIMUM IMPERVIOUS AREA: 15% OF THE SITE.
3. GROUND COVER PLANTS, NATIVE GRASS OR TURF MUST FULLY COVER THE REMAINDER OF ANY FORMAL LANDSCAPED AREA EXCEPT UNDER TREES WHERE FIRE RESISTIVE MULCH MAY BE USED AND EXCEPT IN NATURAL AREAS AND UNDISTURBED AREAS.
4. FORMAL LANDSCAPE AREAS CONTAIN PERIMETER AREAS, PARKING AREAS, AND INTERNAL AREAS AS FURTHER SPECIFIED IN THIS ODP.
5. LANDSCAPING MAY BE INSTALLED IN A LINEAR, CLUSTER, OR OTHER APPROPRIATE PATTERN.
6. PERIMETER AREAS
 - a. ENTRYWAY (56TH): THE PRIMARY SITE ENTRANCE ON WEST 56TH AVENUE SHALL BE PLANTED WITH HARDY DROUGHT RESISTANT LANDSCAPE MATERIALS SUCH AS ORNAMENTAL TREES, FLOWERING SHRUBS AND PERENNIALS AND GROUND COVERS. PLANTING SHALL BE MASSED AND SCALED AS APPROPRIATE FOR THE ENTRYWAY SIZE AND SPACE.
 - i. THE ENTRYWAY SHALL BE LANDSCAPED 90 FEET EAST AND WEST OF THE INTERSECTION (MEASURED FROM THE EDGE OF PAVEMENT) AND 20 FEET SOUTH OF THE INTERSECTION.
 - ii. MINIMUM LANDSCAPE PLANTING REQUIREMENTS SHALL BE 5 TREES AND 15 SHRUBS ON EACH SIDE OF THE INTERSECTION.
 - iii. DECIDUOUS TREES SHALL BE PLANTED A MINIMUM OF 15 FEET FROM THE BACK OF THE CURB OR EDGE OF THE STREET.
 - b. ENTRYWAY (SH 93): THE SECONDARY, EMERGENCY ACCESS ON STATE HIGHWAY 93 SHALL BE PLANTED IN ACCORDANCE WITH THE STREET/ROAD PERIMETER AREA STANDARDS, BELOW.
 - c. STREET/ROAD PERIMETER AREAS:
 - i. LANDSCAPE BUFFERS SHALL BE PROVIDED ALONG STREET FRONTAGES AS PROVIDED IN THIS SECTION.
 - ii. THE LANDSCAPE BUFFER SHALL BE 30 FEET WIDE ALONG STATE HIGHWAY 93 AND 10 FEET WIDE ALONG WEST 56TH AVENUE.
 - iii. ALL STREET/ROAD PERIMETER LANDSCAPE BUFFERS SHALL BE PLANTED WITH NATIVE GRASS SEED MIX THAT GROWS TO A HEIGHT OF 3 TO 4 FEET. NATIVE SHRUBS SHALL BE PLANTED IN ADDITION.
 - iv. WITHIN THE LANDSCAPE BUFFER ALONG STATE HIGHWAY 93, A MINIMUM OF 17 TREES SHALL BE PLANTED. NATIVE SHRUBS SHALL BE PLANTED NEAR TREES. A MINIMUM OF 26 SHRUBS SHALL BE PLANTED ALONG STATE HIGHWAY 93.

- v. AT THE NORTHEAST CORNER OF THE SITE, A LANDSCAPE BUFFER SHALL BE PROVIDED ALONG WEST 56TH AVENUE, 250 FEET WEST OF THE INTERSECTION WITH STATE HIGHWAY 93 (AS MEASURED FROM THE PROPERTY LINE). THIS LANDSCAPE BUFFER SHALL BE 20 FEET WIDE AND SHALL CONTAIN A MINIMUM OF 5 TREES AND 15 SHRUBS.
- f. ANY PERIMETER AREAS DISTURBED BY THIS DEVELOPMENT SHALL BE REVEGETATED WITH HARDY DROUGHT RESISTANT LANDSCAPE MATERIALS SUCH AS NATIVE GRASSES AND WILDFLOWERS TO EMULATE THE NATURAL APPEARANCE FOUND ON THE PROPERTY.
- g. ADJACENT OPEN SPACE PROPERTIES AND PLANNING AREAS WITHIN THIS ODP SHALL NOT BE CONSIDERED DISSIMILAR USES AND THERE IS NO BUFFER REQUIREMENT.
7. PARKING LOT AREAS. LANDSCAPING STANDARDS FOR PERIMETER PARKING AREAS AND INTERNAL PARKING AREAS SHALL FOLLOW THE ZONING RESOLUTION.
8. INTERNAL AREAS. INTERNAL LANDSCAPING IS THE REMAINING LANDSCAPE AREA AFTER THE PERIMETER LANDSCAPE AREAS, PARKING LANDSCAPE AREAS, LIVESTOCK GRAZING AREAS, AGRICULTURAL AREAS, AND NATURAL AREAS HAVE BEEN SUBTRACTED FROM THE TOTAL SITE AREA. INTERNAL AREA LANDSCAPING SHALL BE PRESERVED, OR REVEGETATED IF DISTURBED, TO ITS NATURAL CONDITION. TREES AND SHRUBS MAY BE INSTALLED WHERE APPROPRIATE.
9. DETENTION/RETENTION PONDS AND STORMWATER FEATURES SHALL BE LANDSCAPED IN ACCORDANCE WITH THE ZONING RESOLUTION.
10. IN PLANNING AREA 2, A MINIMUM ONE (1) TREE PER DWELLING UNIT AND RENTAL CABIN SHALL BE PROVIDED.

G. ARCHITECTURE

1. UNLESS OTHERWISE MODIFIED BELOW, ALL ARCHITECTURE STANDARDS SHALL FOLLOW THE ZONING RESOLUTION.
2. APPLICABILITY: THIS SECTION SHALL REGULATE THE EXTERIOR DESIGN OF NEW BUILDINGS AND STRUCTURES WITHIN THIS OFFICIAL DEVELOPMENT PLAN. IT SHALL ALSO REGULATE THE EXTERIOR DESIGN OF BUILDINGS AND STRUCTURES FOR ADDITIONS SUCH THAT THE COMPLETED STRUCTURE SHALL MEET THE FORM AND MATERIAL REQUIREMENTS FOR A NEW BUILDING.
3. EXEMPTIONS - THIS SECTION SHALL NOT APPLY TO:
 - a. ANY BUILDING OR STRUCTURE WITHIN THIS ODP IN EXISTENCE AS OF THE DATE OF ADOPTION.
 - b. ANY STRUCTURES OR BUILDINGS THAT ARE FOR AGRICULTURAL USE (BARN, STABLE, SILO, CORRAL, PEN, GREENHOUSE) AND LESS THAN 15,000 SQUARE FEET GFA.
 - c. BUILDINGS AND STRUCTURES LESS THAN OR EQUAL TO 1,000 SQUARE FEET GFA.
4. EXTERIOR BUILDING MATERIALS AND COLORS
 - a. BUILDINGS WITH OVER 10,000 SQUARE FEET OF GROSS FLOOR AREA (GFA) SHALL UTILIZE MORE MASSIVE MATERIALS, SUCH AS STONE OR BRICK OR DARKER COLORS ON THE LOWER PORTION OF THE BUILDING.
 - b. EXTERIOR FINISH MATERIALS AND COLORS FOR ALL NEW BUILDINGS INCLUDING AGRICULTURAL BUILDINGS (BARN, STABLE, SILO, CORRAL, PEN, GREENHOUSE) SHALL BE COMPATIBLE WITH THE EXISTING AGRICULTURAL BUILDINGS.
5. FACADE TREATMENT
 - a. EXTERIOR SHADING DEVICES MAY VARY BY FACADE ORIENTATION TO FACILITATE ENERGY AND COMFORT REQUIREMENTS PROVIDED THEY ARE COMPATIBLE IN MATERIAL AND DESIGN TO FENESTRATION.
 - b. EXTERIOR WALLS OVER 50 FEET IN LENGTH SHALL FEATURE CHANGES IN SURFACE PLANE AT NO LESS THAN 50 FEET INTERVALS. ON BUILDINGS WITH OVER 10,000 SQUARE FEET OF GFA, A SURFACE PLANE CHANGE MUST CONTINUE HORIZONTALLY FOR AT LEAST 24 INCHES AND MUST PROJECT OR RECESS AT LEAST 24 INCHES FROM THE AVERAGE SURFACE PLANE FOR THE ENTIRE BUILDING. ON BUILDINGS 10,000 OR LESS SQUARE FEET OF GFA, A SURFACE PLANE CHANGE MUST CONTINUE HORIZONTALLY FOR AT LEAST 12 INCHES AND MUST PROJECT OR RECESS AT LEAST 12 INCHES FROM THE AVERAGE SURFACE PLANE FOR THE ENTIRE BUILDING.
 - c. CABINS: EXTERIOR WALLS SHALL NOT REQUIRE A VARIETY OF MATERIALS AND COLORS.
6. ROOF TREATMENTS
 - a. A ROOF PLANE CHANGE MUST OCCUR AT LEAST EVERY 75 FEET. CHANGES INCLUDE BUT ARE NOT LIMITED TO DORMERS THAT EXTEND TO, OR ABOVE THE RIDGELINE OF THE ROOF, PARAPET WITH HEIGHT VARIATION, ROOF PITCH OR ANGLE CHANGE, OR A MINIMUM 24-INCH VARIATION IN HEIGHT.
7. HISTORIC STRUCTURES.
 - a. THE JEFFERSON COUNTY HISTORICAL COMMISSION SHALL BE NOTIFIED IN WRITING AT LEAST 30 DAYS PRIOR TO ANY ALTERING OR DEMOLISHING OF EXISTING STRUCTURES OVER 50 YEARS IN AGE TO PROVIDE THE COMMISSION WITH SUFFICIENT TIME TO DOCUMENT THE STRUCTURES.
 - b. REHABILITATION OF ALL EXISTING STRUCTURES OVER 50 YEARS IN AGE SHALL FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION.

H. FENCING

1. FENCING SHALL BE WILDLIFE-FRIENDLY WHEN NOT NECESSARY TO CONTAIN LIVESTOCK AND DOMESTIC ANIMALS OR TO SCREEN TRASH ENCLOSURES AND UTILITIES.
2. WILDLIFE-FRIENDLY PERIMETER FENCING IN PLANNING AREAS 1, 2, AND 4 SHALL FOLLOW COLORADO PARKS AND WILDLIFE (CPW) GUIDELINES (A THREE-STRAND

- SMOOTH WIRE FENCE WITH A MAXIMUM HEIGHT OF 42 INCHES, WITH 16 INCHES BETWEEN THE GROUND AND BOTTOM WIRE AND 12 INCHES BETWEEN THE TOP AND THE SECOND WIRE). IF OTHER TYPES OF FENCING ARE PROPOSED CPW SHOULD BE CONSULTED.
3. PERIMETER FENCING IN PLANNING AREA 3 SHALL BE SUFFICIENT TO CONTAIN THE LIVESTOCK ON SITE AND, TO THE EXTENT FEASIBLE, WILDLIFE-FRIENDLY. CPW AND CDOT SHALL BE CONSULTED PRIOR TO AND DURING THE SITE DEVELOPMENT PLAN PROCESS.
 4. PERIMETER FENCING SHALL BE OPEN (MAXIMUM 25% OPAQUE).
 5. ALL OTHER FENCING STANDARDS SHALL FOLLOW THE STANDARDS OF THE AGRICULTURAL ZONE DISTRICT.

I. ANIMALS

1. EACH LARGE ANIMAL SHALL HAVE ACCESS TO A FENCED TURN-OUT AREA OF AT LEAST 12' X 50'. SHADE AND/OR COVER SHOULD ALSO BE PROVIDED TO PROTECT THE ANIMALS FROM BOTH SUN AND INCLEMENT WEATHER.
2. MANURE SHALL NOT BE ALLOWED TO ACCUMULATE SO AS TO CAUSE A HAZARD TO THE HEALTH, SAFETY OR WELFARE OF HUMANS AND/OR ANIMALS. THE OUTSIDE STORAGE OF MANURE IN PILES SHALL NOT BE PERMITTED WITHIN 100 FEET OF THE FRONT LOT LINE, WITHIN 50 FEET OF THE SIDE AND REAR LOT LINES, AND WITHIN 75 FEET OF A RESIDENTIAL USE.
3. STALLIONS AND BULLS SHALL BE KEPT IN A PEN, CORRAL OR RUN AREA ENCLOSED BY A 7 FOOT FENCE, OR MATERIAL EQUAL OR GREATER IN STRENGTH, EXCEPT WHEN IT IS NECESSARY TO REMOVE THEM FOR TRAINING, BREEDING OR OTHER SIMILAR PURPOSES.
4. ODORS ASSOCIATED WITH KEEPING OF LARGE ANIMALS SHALL NOT CAUSE A NUISANCE BEYOND THE BOUNDARIES OF THE ODP.

J. SIGNS

1. SIGNS STANDARDS SHALL FOLLOW THE COMMERCIAL DISTRICT SIGN STANDARDS IN THE SIGNS SECTION OF THE ZONING RESOLUTION.
2. GROUND SIGNS: THERE MAY BE ONE GROUND SIGN AT THE PRIMARY ENTRANCE ON WEST 56TH AVENUE AND ONE GROUND SIGN AT THE INTERSECTION OF WEST 56TH AVENUE AND STATE HIGHWAY 93.

K. LIGHTING

1. THE LIGHTING STANDARDS OF THE "MOUNTAINS" SHALL APPLY.

L. DEFINITIONS

1. LIVESTOCK: DOMESTIC ANIMALS OF TYPES CUSTOMARILY RAISED OR KEPT ON FARMS OR RANCHES FOR PROFIT OR OTHER PRODUCTIVE PURPOSES, INCLUDING BUT LIMITED TO: ALPACAS, BISON, CATTLE, DONKEYS, EMU, GOATS, HORSES, LLAMAS, MULES, OSTRICH, POULTRY, SHEEP, AND SWINE.
2. RENTAL CABIN: A DETACHED BUILDING WHICH IS USED FOR, OR ADVERTISED AND AVAILABLE TO BE USED FOR, ACCOMMODATIONS OR LODGING OF GUESTS. EACH RENTAL CABIN IS LIMITED TO ONE BEDROOM AND ONE KITCHEN.

M. PHASING

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR A NEWLY CONSTRUCTED DWELLING OR RENTAL CABIN IN PLANNING AREA 2 UNTIL SUCH TIME AS A PRIMARY BUILDING IN PLANNING AREA 1 IS CONSTRUCTED AND RECEIVES A TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY.



ODP FOR HEARING - BASELINE JOB NO. 457PL

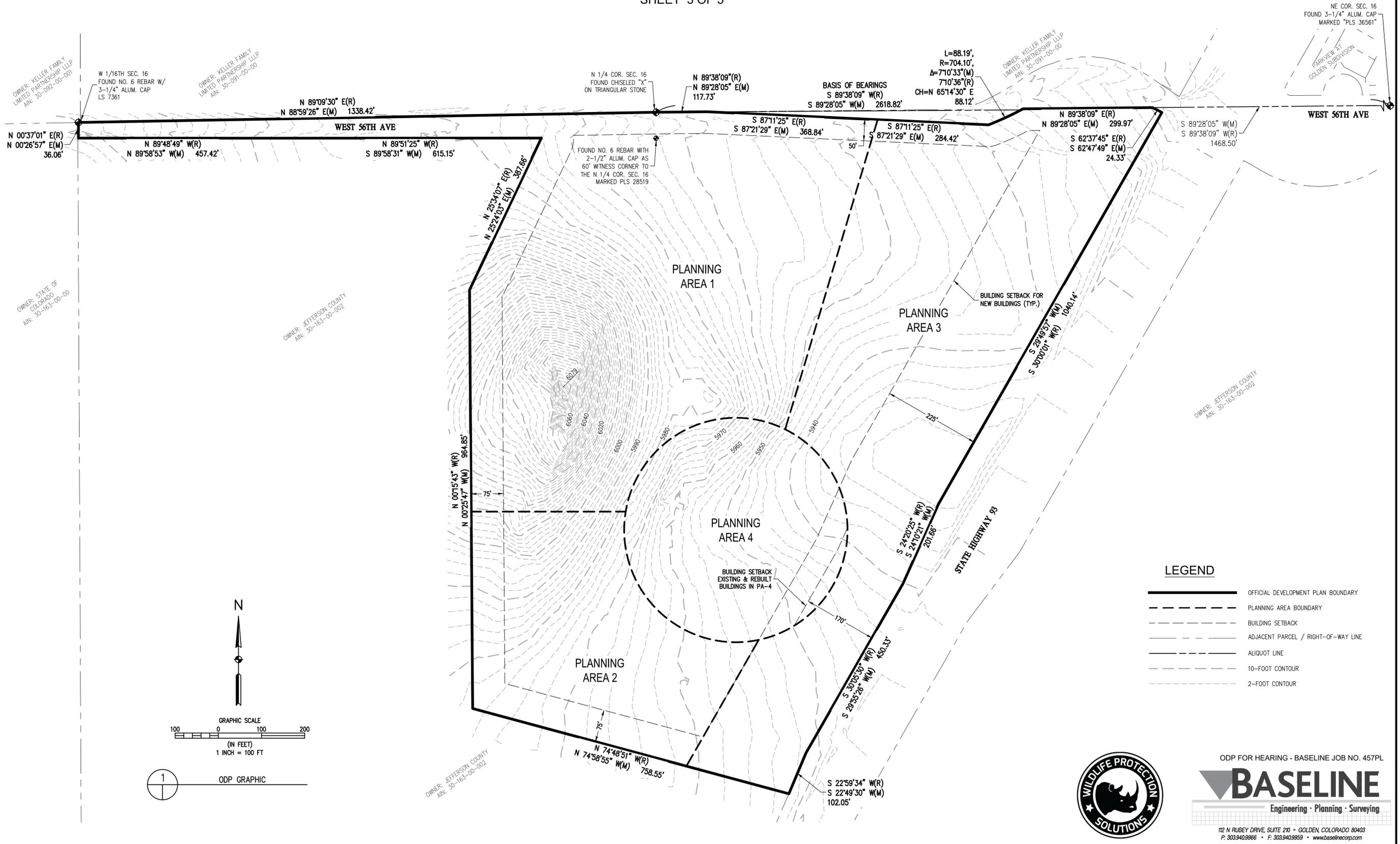


112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9259 • www.baselinencorp.com

LARAMIE RIDGE OFFICIAL DEVELOPMENT PLAN

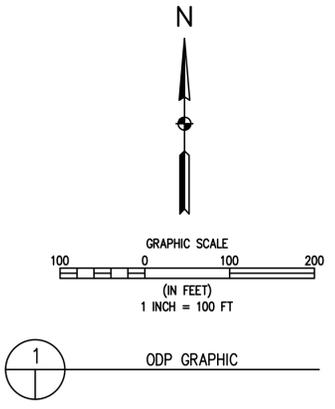
LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO,
SHEET 3 OF 5

CASE NUMBER: 22-104257RZ



LEGEND

	OFFICIAL DEVELOPMENT PLAN BOUNDARY
	PLANNING AREA BOUNDARY
	BUILDING SETBACK
	ADJACENT PARCEL / RIGHT-OF-WAY LINE
	ALIQUOT LINE
	10-FOOT CONTOUR
	2-FOOT CONTOUR



ODP FOR HEARING - BASELINE JOB NO. 457PL

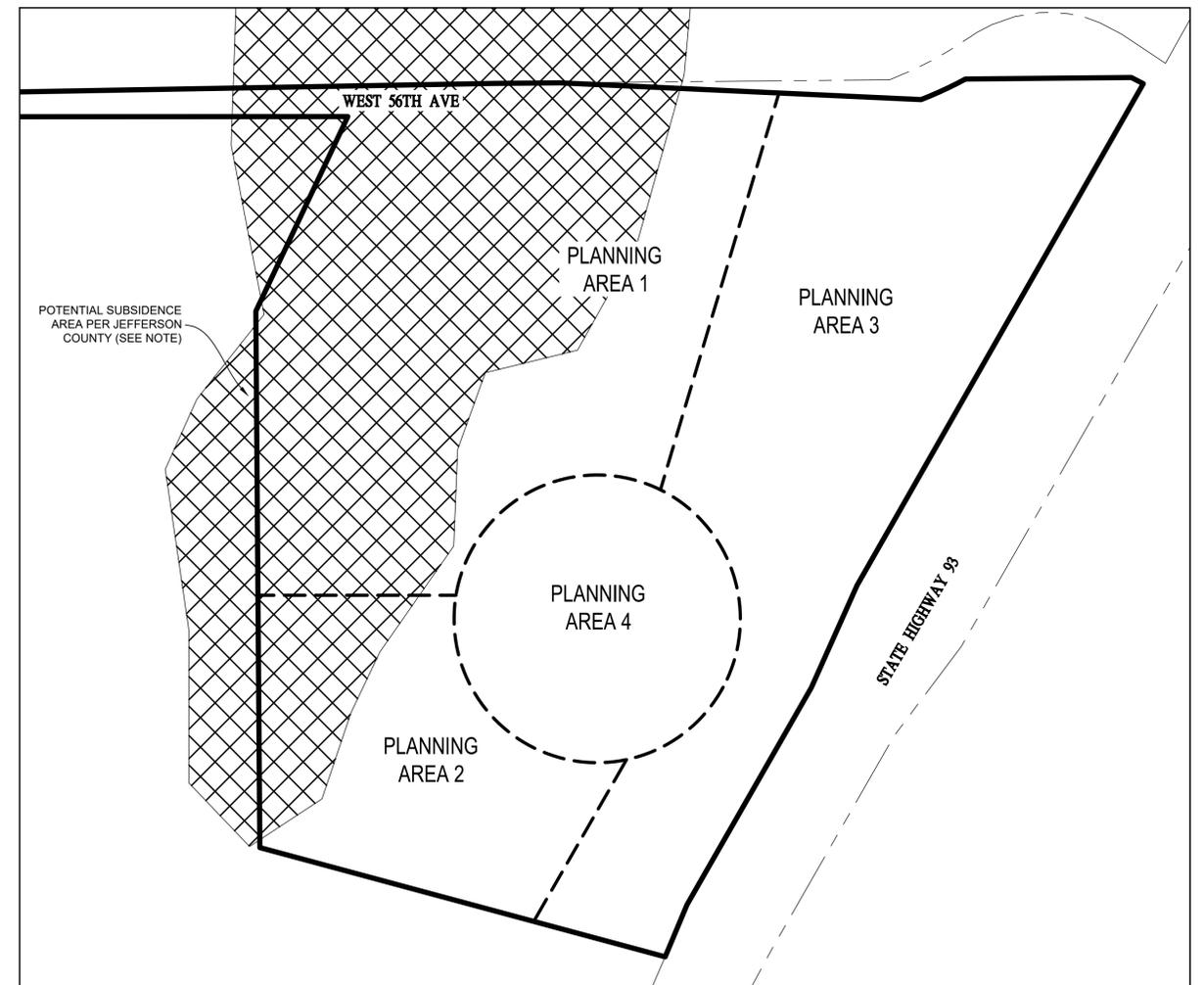
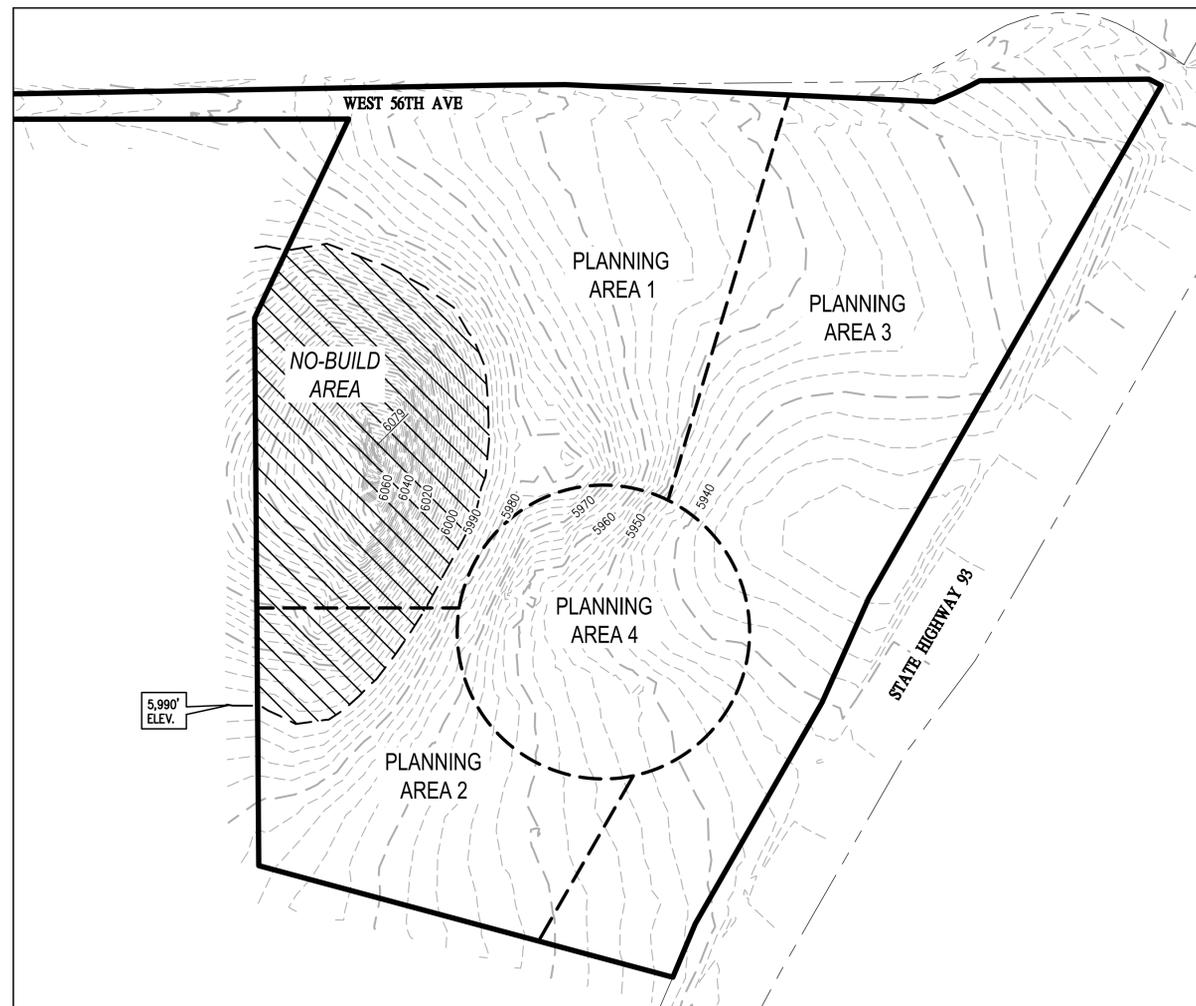
BASELINE
Engineering · Planning · Surveying

112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9259 • www.baselinecorp.com

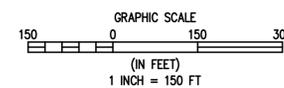
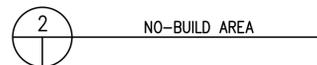
N:\PLANNING LLC\457 Wildlife Protection Solutions\Drawings\Planning Documents\ODP\457 Laramie Ridge ODP.dwg, 1/31/2023 10:19:09 AM, Eihon Wotel

LARAMIE RIDGE OFFICIAL DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO,
SHEET 4 OF 5



5,990'
ELEV.



LEGEND

-  OFFICIAL DEVELOPMENT PLAN BOUNDARY
-  PLANNING AREA BOUNDARY
-  ADJACENT PARCEL / RIGHT-OF-WAY LINE
-  10-FOOT CONTOUR
-  2-FOOT CONTOUR
-  NO-BUILD AREA
-  POTENTIAL SUBSIDENCE AREA (SEE NOTE)

NOTE REGARDING POTENTIAL SUBSIDENCE AREA:

THE WESTERN PORTION OF THE PROPERTY HAS BEEN IDENTIFIED AS A NON-ZONED GEOLOGIC HAZARD AREA DUE TO THE SUBSIDENCE POTENTIAL AS A RESULT OF HISTORIC MINING. THE NON-ZONED GEOLOGIC HAZARD DOES NOT HAVE THE SAME RESTRICTIONS AS THE ZONED GEOLOGIC HAZARDS REFERENCED IN SECTION 38 OF ZONING RESOLUTION. BOTH SUBSURFACE AND SURFACE MINING OCCURRED IN THIS AREA WITH THE ROCKY MOUNTAIN NO 2 MINE SOUTH OF WEST 56TH AVENUE WHICH HAD A REPORTED DEPTH OF ~60 FEET. THE GEOTECHNICAL AND GEOLOGIC REPORT REQUIRED AS PART OF THE SDP/PLAT PROCESS SHALL INCLUDE BORINGS IN THE IDENTIFIED AREAS TO DETERMINE RISK. PART 4.10 OF THE GEOLOGIC REPORT ALSO RECOMMENDED ADDITIONAL BORINGS IN THE AREAS WITH SUBSIDENCE POTENTIAL. DURING THE SITE DEVELOPMENT PLAN/PLAT PROCESS THE FEASIBILITY OF BUILDING WITHIN THE POTENTIAL SUBSIDENCE AREA WILL BE DETERMINED.



ODP FOR HEARING - BASELINE JOB NO. 457PL

BASELINE

Engineering · Planning · Surveying

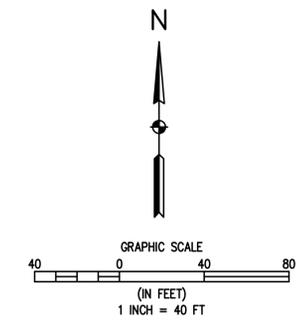
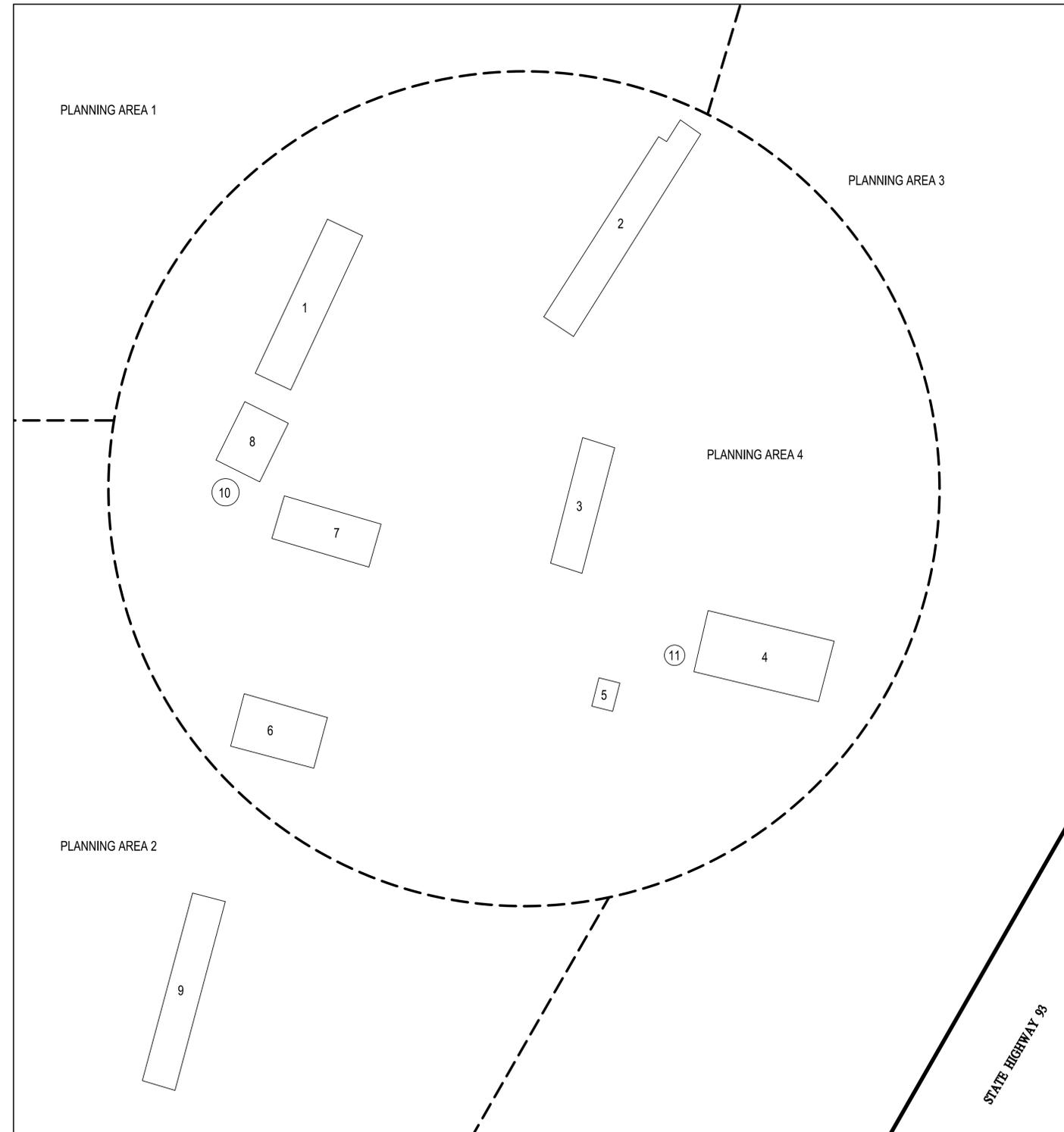
112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9259 • www.baselinecorp.com

N:\PLANNING LLC\457 Wildlife Protection Solutions\Drawings\Planning Documents\ODP\457 Laramie Ridge ODP.dwg, 1/31/2023 10:19:13 AM, Ethan Wetzel

LARAMIE RIDGE OFFICIAL DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO,
SHEET 5 OF 5

BLDG ID #	BLDG TYPE	BLDG SQ. FT
1	POLE BARN	2,568
2	POLE BARN	3,132
3	POLE BARN	1,664
4	DAIRY BARN	3,114
5	FRAME STRUCTURE W/ WINDOWS	243
6	1 1/2 STORY RESIDENTIAL	1,774
7	GARAGE	1,734
8	METAL GARAGE	1,225
9	BARN	2,553
10	SILO	225
11	SILO	126
TOTAL		18,007



- LEGEND**
- OFFICIAL DEVELOPMENT PLAN BOUNDARY
 - PLANNING AREA BOUNDARY
 - BUILDING SETBACK
 - ADJACENT PARCEL / RIGHT-OF-WAY LINE
 - ALIQUOT LINE
 - 10-FOOT CONTOUR
 - 2-FOOT CONTOUR
 - POTENTIAL SUBSIDENCE AREA (SEE NOTE)

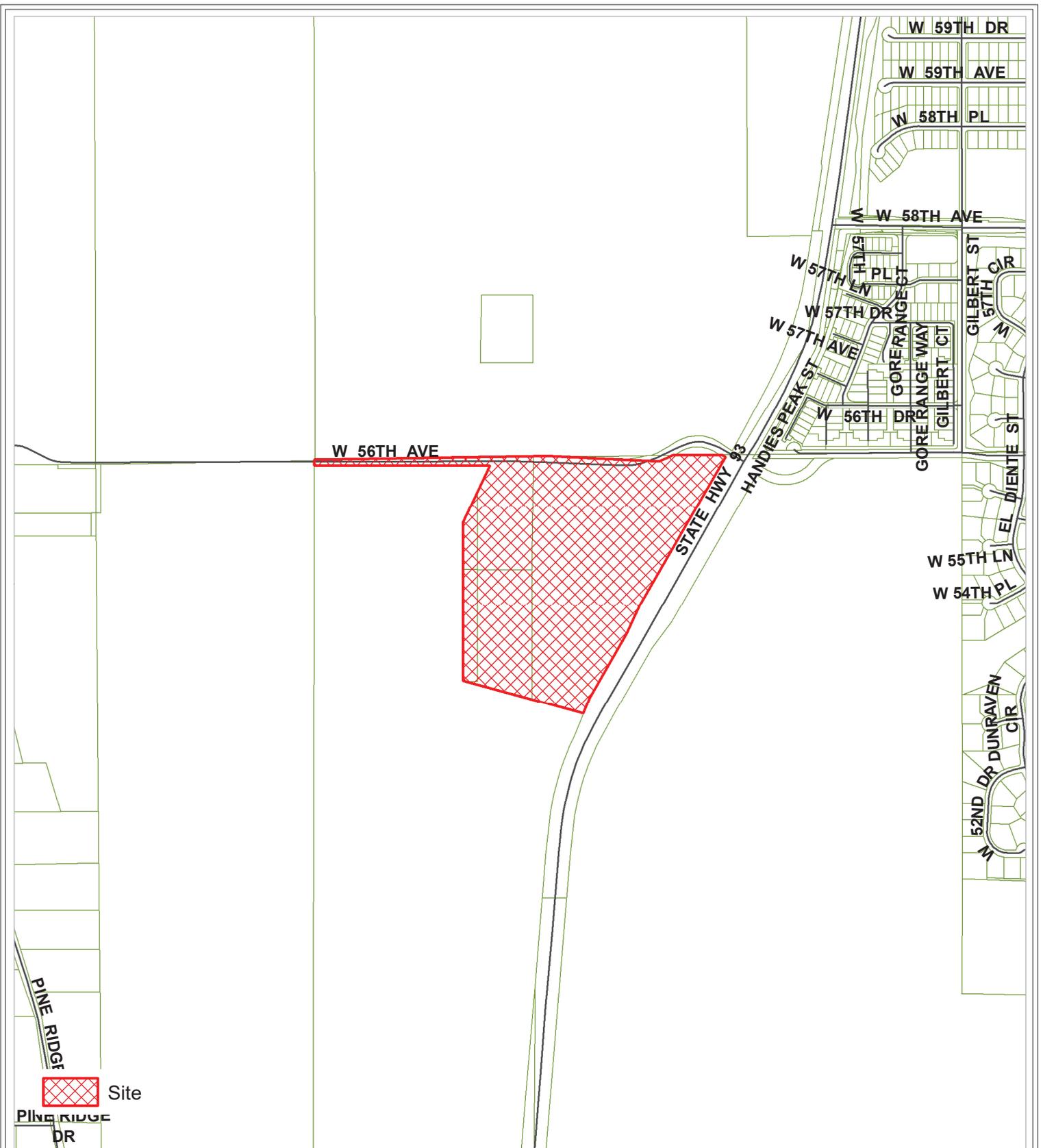
EXISTING BUILDING INFORMATION



ODP FOR HEARING - BASELINE JOB NO. 457PL
BASELINE
 Engineering · Planning · Surveying
 112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
 P. 303.940.9966 • F. 303.940.9259 • www.baselinecorp.com

N:\PLANNING LLC\457 Wildlife Protection Solutions\Drawings\Planning Documents\ODP\457 Laramie Ridge ODP.dwg, 1/31/2023 10:19:17 AM, Ethan Wetzel

MAPS



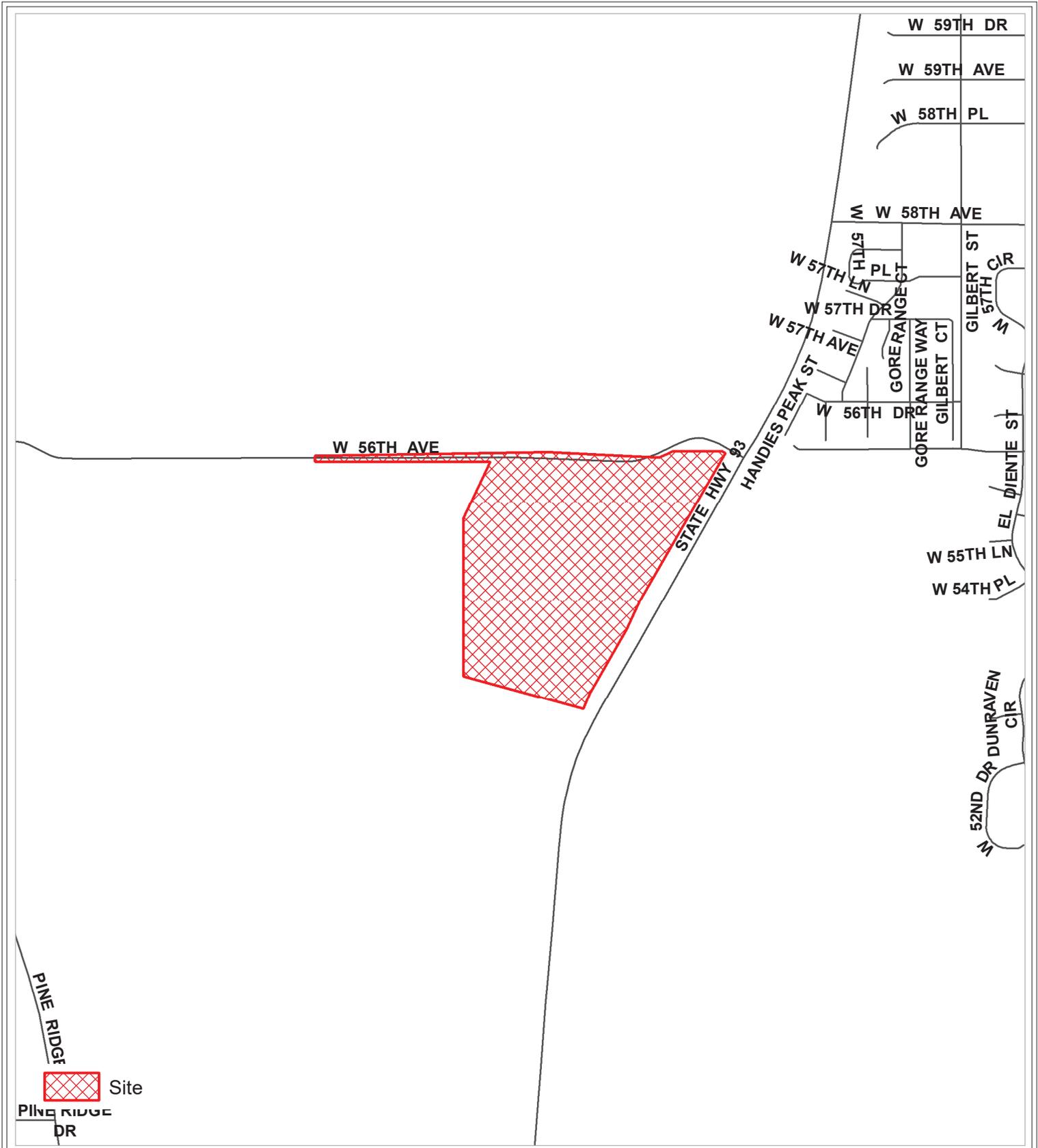
Case Number: 22-104257RZ
Location: Section 16, T3S, R70W



JEFFERSON
 COUNTY COLORADO

This product has been developed for internal use only. The Planning and Zoning Division makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.





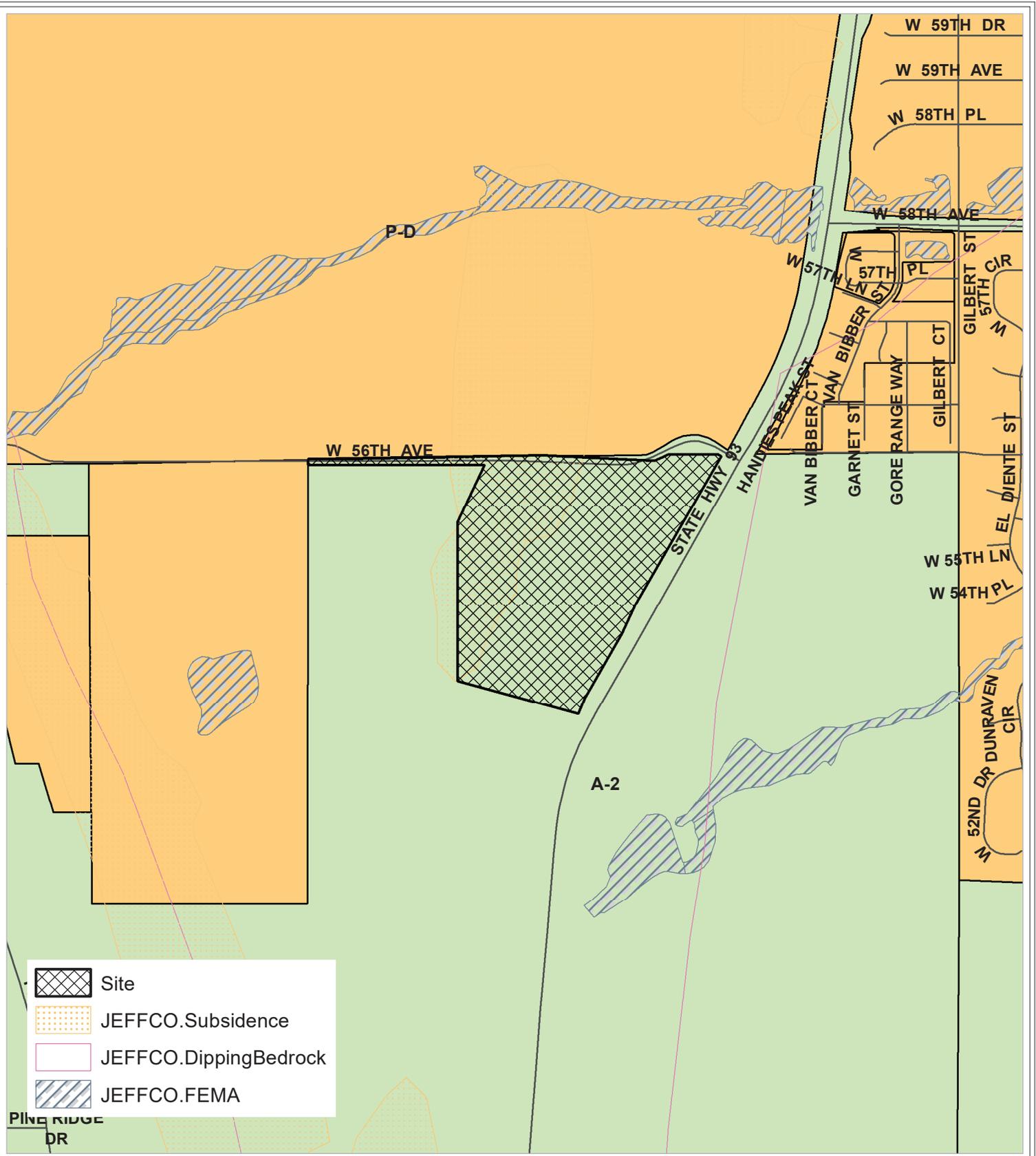
Case Number: 22-104257RZ
Location: Section 16, T3S, R70W



JEFFERSON
 COUNTY COLORADO

This product has been developed for internal use only. The Planning and Zoning Division makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.



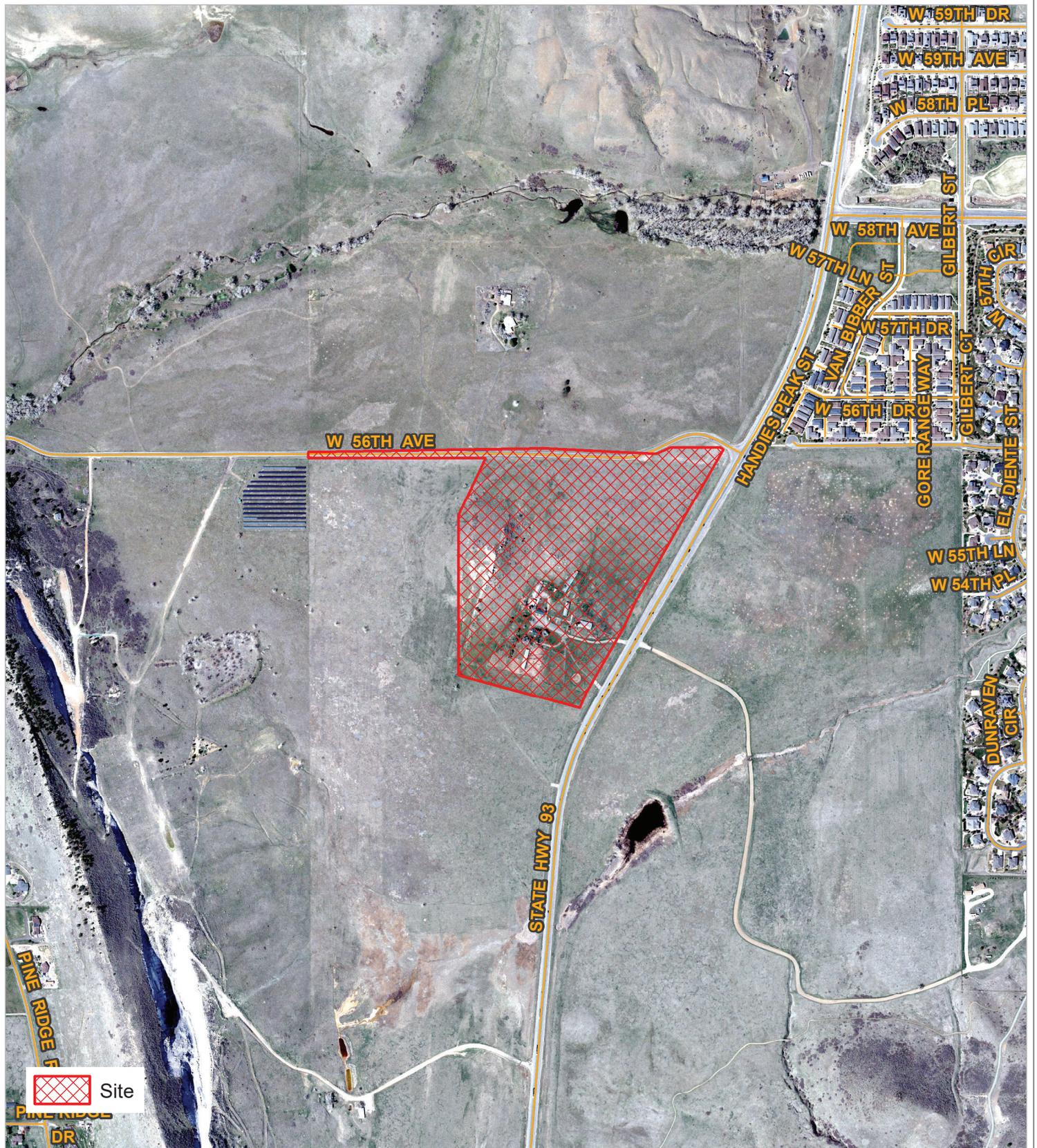


Case Number: 22-104257RZ
Location: Section 16, T3S, R70W



This product has been developed for internal use only. The Planning and Zoning Division makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.





Case Number: 22-104257RZ
Location: Section 16, T3S, R70W



JEFFERSON
 COUNTY COLORADO

This product has been developed for internal use only. The Planning and Zoning Division makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.



NOTIFICATION SUMMARY

+

PUBLIC / HOA COMMENTS

Case Number 22-104257RZ

As a requirement of the Jefferson County Zoning Resolution, the following Level 1 notification was provided for this proposal.

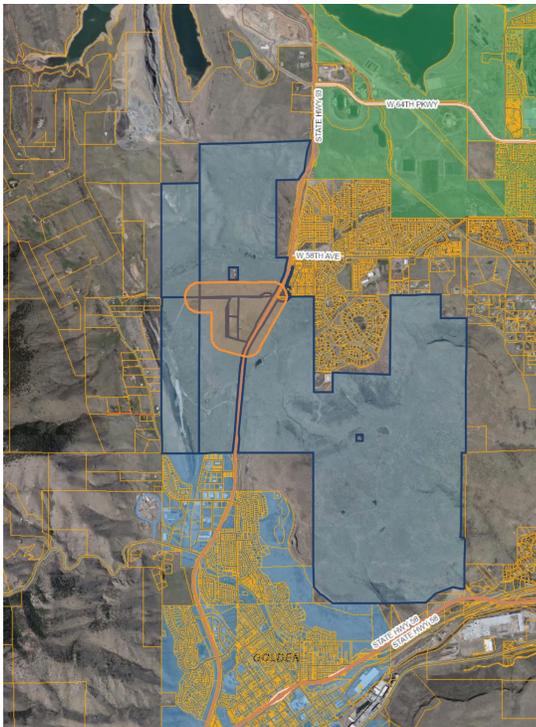
1. Notification of this proposed development was mailed to property owners within a 500 ft radius of the site and Registered Associations located within a one mile radius of the site.

These radii are shown on the maps below. The initial notification was mailed at the time of the first referral. Additional notification was mailed 14 days prior to the Planning Commission Hearing identifying the scheduled hearings dates for both the Planning Commission and the Board of County Commissioners.

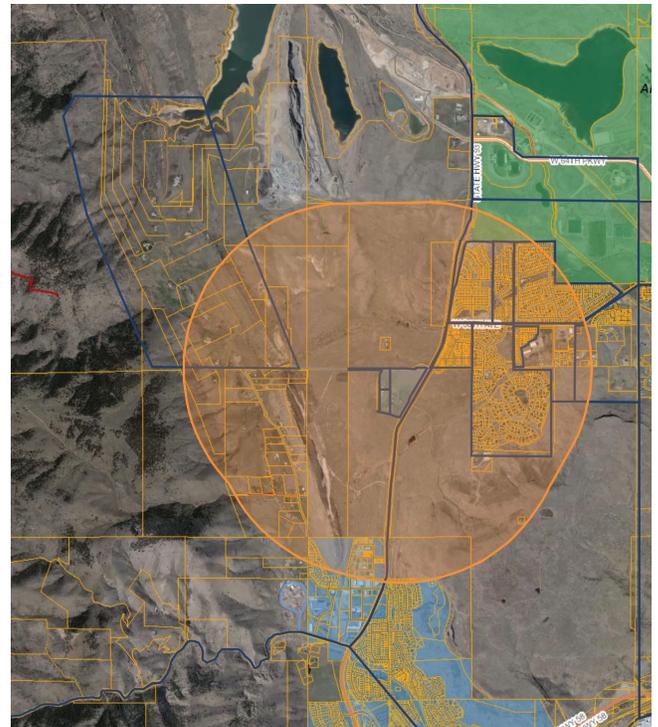
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.
3. Notification of the hearings before the Planning Commission and the Board of County Commissioners was published in the Arvada/Wheat Ridge/Westminster Hub.

Lists of the specific property owners and registered associations that received notification are attached to this summary.

Property Owners



Registered Associations



The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Nicole Maestas** being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in Your Hub for West Jeffco (including the counties of Jefferson, Arapahoe, Arvada, Denver, Lakewood, Gilpin, Clear Creek, and Westminster) on the following date(s):

February 2, 2023

Nicole Maestas
Signature

Subscribed and sworn to before me this 3 day of February, 2023.

Rosann R Wunsch
Notary Public

ROSANN R WUNSCH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024002315
MY COMMISSION EXPIRES FEBRUARY 26, 2026

(SEAL)

NOTICE OF PUBLIC HEARINGS FOR REZONING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of the County of Jefferson, State of Colorado will hold a hybrid (in-person and online virtual) public hearing on a proposed rezoning of certain property within Jefferson County, Colorado. The public hearing will be held at the Jefferson County Administration and Courts Facility, Hearing Room 1, at 100 Jefferson County Parkway, Golden, Colorado, on February 21, 2023 at 8:00 a .m. with the virtual hearing link being available on the County's website at <https://jeffco.us/meetings>.

FURTHER NOTICE IS HEREBY GIVEN that said public hearings may be continued from time to time without further notice.

Said proposed rezoning is Case No. 22-104257RZ/Laramie Ridge Official Development Plan, which proposes to rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for office, community, agricultural and residential uses.

Said property is located at: 5399 State Highway 93 and Parcel ID numbers 30-162-00-001, 30-162-00-002, 30-162-00-003, 30-162-00-004, which contains approximately 40.22 acres.

BE IT ALSO KNOWN that the text and/or maps relating to the above referenced rezoning and any text and/or maps so certified by the Jefferson County Planning Commission may be examined by contacting the Jefferson County Planning and Zoning Division during any working day. You can reach Planning & Zoning at 303-271-8700 or pzweb@jeffco.us.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF JEFFERSON
STATE OF COLORADO

Published February 2, 2023

/s/ Andrew Kerr, Chairman

REFERRAL COMMENTS

Cassidy Clements

From: Williams, Jennifer (Jen) <jennifer_williams@fws.gov> on behalf of ColoradoES, FW6 <ColoradoES@fws.gov>
Sent: Tuesday, April 26, 2022 1:24 PM
To: Cassidy Clements
Subject: --[EXTERNAL]-- Fw: [EXTERNAL] 22-104257 FIRST ELECTRONIC REFERRAL FOR REZONING

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, Cassidy -

Apologies for the delayed response. Thank you for contacting the U.S. Fish and Wildlife Service (Service). Because there is no construction or disturbance associated with this project proposal (i.e., it's an administrative action to rezone the property), the Service does not need to provide review or comments for it to move forward. Therefore, the Service will not provide additional response beyond this notification. We appreciate your efforts to ensure the conservation of threatened and endangered species.

Project Number: 2022-0021070

U.S. Fish and Wildlife Service
Colorado Ecological Services Field Office
134 Union Blvd.
Lakewood, CO 80228

From: P&Z Admin <PZAdmin@co.jefferson.co.us>
Sent: Tuesday, March 15, 2022 4:50 PM
Subject: [EXTERNAL] 22-104257 FIRST ELECTRONIC REFERRAL FOR REZONING

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning have been submitted to Jefferson County Planning and Zoning. This case is beginning the first referral part of the process and your agency's comments are requested. **Please review the specific electronic**

documents related to the first referral found [here \[gcc02.safelinks.protection.outlook.com\]](http://gcc02.safelinks.protection.outlook.com). Comments should be submitted via e-mail to the case manager by the due date below.

Case Number: 22-104257RZ

Case Name: Laramie Ridge ODP

General Location: Southwest corner of State Highway 93 and West 56th Avenue.

Case Type: Rezoning

Case Manager: Cassidy Clements

Comments Due: March 24th, 2022 (if extension is needed, please contact case manager)

Case Manager Contact Information: cclement@jeffco.us, (303) 271-8728

Additional information related to this case can be viewed [here \[gcc02.safelinks.protection.outlook.com\]](http://gcc02.safelinks.protection.outlook.com). Some of the links on this page that may be helpful are the links to the case file ([public documents \[gcc02.safelinks.protection.outlook.com\]](#)), to the Jeffco mapping system ([iMap \[gcc02.safelinks.protection.outlook.com\]](#)) and to the case tracking system ([general application details \[gcc02.safelinks.protection.outlook.com\]](#)).

In your comments, please indicate whether an additional referral is needed.

<u>Jeffco:</u>	<u>External:</u>	<u>HOA:</u>
Addressing	Golden Planning and Zoning	Apple Meadows Coalition
Cartography	Arvada Planning and Zoning	Bear Tooth Ranch HOA
Engineer (Development Review)	Colorado Department of Transportation	Coal Creek canyon improvement Assoc
Geologist	Lookout Mountain Water & Sanitation District	Estates at North Table Mtn
Historical Commission	Fairmount Fire Protection District	Fairmount Improvement Assoc
Long Range Planner (Development Review)	Denver Regional Council of Governments	Hawthorn Metro District #2
Open Space	Colorado Parks and Wildlife	Jefferson County Horse Council
Public Health	Division of Water Resources	North Table Mountain Village HOA
Road and Bridge – District 1	US Fish and Wildlife	Parkview Villas at Golden Community
Transportation and Engineering	CenturyLink	Plan JeffCo
Historic Commission	Colorado Natural Gas Company	Save the Mesas Inc
	Comcast	Tablerock HOA
	Ditch/Irrigation Company	Wildhorse Homeowners Assoc
	IREA	
	Public Service Company/Xcel	
	United Power (In T2&3S, R71W only-see map)	

ADDRESSING

MEMO

To: Cassidy Clements
FROM: Christine Derby
SUBJECT: 22-104257RZ 5399 State Hwy 93
DATE: March 16, 2022

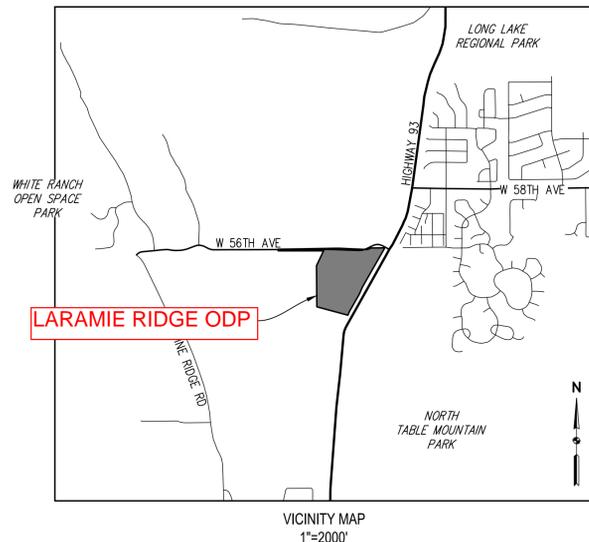
Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone from Agricultural-Two (A-2) to Planned Development (PD) to create headquarters for int'l wildlife conservation non-profit with office, community, and residential uses.
2. Access is off State Hwy 93 and West 56th Avenue.
3. There are two valid existing address, 5399 State Hwy 93 and 20428 West 56th Avenue, in the addressing database. These addresses will not change with this Rezoning but may change with future development.

Please let me know if you have any questions.

LARAMIE RIDGE OFFICIAL DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO,
SHEET 1 OF 2



VICINITY MAP
1"=2000'

LEGAL DESCRIPTION

A PORTION OF THE NORTH 1/2 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;

THENCE ON A RECORD BEARING OF SOUTH 89°38'09" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 1468.50 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY NO. 93 THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 62°37'45" EAST A DISTANCE 24.33 FEET;
- 2) SOUTH 30°00'01" WEST A DISTANCE OF 1040.14 FEET;
- 3) SOUTH 24°20'25" WEST A DISTANCE OF 201.66 FEET;
- 4) SOUTH 30°05'30" WEST A DISTANCE OF 450.33 FEET;
- 5) SOUTH 22°59'34" WEST A DISTANCE OF 102.05 FEET;

THENCE ALONG THE PERIMETER OF AN 'OPEN SPACE PARCEL' THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 74°48'51" WEST A DISTANCE OF 758.55 FEET;
- 2) NORTH 00°15'43" WEST A DISTANCE OF 964.85 FEET;
- 3) NORTH 25°34'07" EAST A DISTANCE OF 387.66 FEET;
- 4) NORTH 89°51'25" WEST A DISTANCE OF 615.15 FEET;
- 5) NORTH 89°48'49" WEST A DISTANCE OF 457.42 FEET;

THENCE NORTH 00°37'01" EAST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16 A DISTANCE OF 36.06 FEET TO THE WEST 1/16 CORNER OF SECTION 16 AND 9;

THENCE NORTH 89°09'30" EAST ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16 A DISTANCE OF 1338.42 FEET TO THE NORTH 1/4 CORNER OF SECTION 16; THENCE NORTH 89°38'09" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 117.73 FEET;

THENCE SOUTH 87°11'25" EAST ALONG A SOUTHERLY OF THAT PARCEL WITH RECEPTION NO. 84064513 A DISTANCE OF 368.84 FEET;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST 56TH AVENUE AS DESCRIBED IN RECEPTION NO.80082809 THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 87°11'25" EAST A DISTANCE OF 284.42 FEET;
- 2) A NON-TANGENT CURVE LEFT FROM WHENENCE THE RADIUS POINT BEARS NORTH 21°00'21" WEST A RADIAL DISTANCE OF 704.10 FEET, HAVING A DELTA ANGLE OF 07°10'36" AND AN ARC OF 88.19 FEET;

THENCE NORTH 89°38'09" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 299.97 FEET TO THE POINT OF BEGINNING. COUNTY OF JEFFERSON, STATE OF COLORADO.

EXCEPT EASEMENT AND RIGHT OF WAY FOR STATE HIGHWAY NO. 93 AND W. 56TH AVENUE.

STATEMENT OF INTENT

THE PURPOSE AND INTENT OF THIS OFFICIAL DEVELOPMENT PLAN IS TO ALLOW THE CREATION OF A CAMPUS FOR THE HEADQUARTERS OF A WILDLIFE CONSERVATION NON-PROFIT. OFFICE, EDUCATIONAL, COMMUNITY, AGRICULTURAL, AND RESIDENTIAL USES, AS WELL AS LIVESTOCK GRAZING AND VETERINARY USES WOULD BE PERMITTED ON THE PROPERTY.

WRITTEN RESTRICTIONS

ALL OF THE STANDARDS OF THE JEFFERSON COUNTY AGRICULTURAL-TWO (A-2) ZONE DISTRICT AND APPLICABLE SECTIONS OF THE ZONING RESOLUTION SHALL APPLY TO THE PROPERTY AS SHOWN ON THE GRAPHIC WITH THE FOLLOWING MODIFICATIONS:

- A. PLANNING AREA 1
 - 1. PERMITTED USES:
 - a. BUSINESS AND PROFESSIONAL OFFICES
 - b. BARN, STABLE, SILO, CORRAL, PENS, AND RUNS
 - c. GENERAL FARMING, INCLUDING GRAINS, FRUIT, VEGETABLES, GRASSES, HAY, LIVESTOCK RAISING, RANCHING AND THE KEEPING AND BOARDING OF LIVESTOCK, AS DEFINED IN THIS OFFICIAL DEVELOPMENT PLAN. SUBJECT TO GENERAL REQUIREMENTS OF THE AGRICULTURAL ZONE DISTRICT.
 - d. VETERINARY HOSPITAL, CLINIC, AND REHABILITATION CENTER FOR LARGE AND SMALL ANIMALS
 - e. EVACUATION CENTER FOR DISPLACED ANIMALS INCLUDING LIVESTOCK, AS DEFINED IN THIS OFFICIAL DEVELOPMENT PLAN
 - 2. ACCESSORY USES:
 - a. CONFERENCE ROOMS AND EVENT CENTERS
 - b. COMMUNITY SPACES, COMMON USEABLE AREAS
 - c. AMPHITHEATRE, SOLELY FOR EVENTS THAT ARE ASSOCIATED WITH OR INTERCONNECTED WITH THE PROPERTY'S PERMITTED USES
 - d. EDUCATIONAL USES SUCH AS VISITING FIELD-BASED LEARNING AND TRAINING BUT NOT INCLUDING A PUBLIC OR PRIVATE SCHOOL, PRESCHOOL, OR COLLEGE
 - 3. LOT AND BUILDING STANDARDS
 - a. MAXIMUM BUILDING HEIGHT: 35 FEET
 - b. MAXIMUM GROSS FLOOR AREA FOR OFFICE BUILDING AND ASSOCIATED USES: 25,000 SQUARE FEET
 - c. MAXIMUM GROSS FLOOR AREA FOR OTHER NEW BUILDINGS: 10,000 SQUARE FEET
- B. PLANNING AREA 2
 - 1. PERMITTED USES:
 - a. DWELLING, SINGLE-FAMILY DETACHED
 - b. DETACHED RENTAL CABINS. FOR THE PURPOSES OF THIS OFFICIAL DEVELOPMENT PLAN, "RENTAL CABIN" IS DEFINED AS A DETACHED BUILDING THAT DOES NOT CONTAIN A KITCHEN, WHICH IS USED FOR, OR ADVERTISED AND AVAILABLE TO BE USED FOR, ACCOMMODATIONS OR LODGING OF GUESTS.
 - c. CARETAKER'S RESIDENCE
 - d. BARN, STABLE, SILO, CORRAL, PENS, AND RUNS
 - e. GENERAL FARMING, INCLUDING GRAINS, FRUIT, VEGETABLES, GRASSES, HAY, LIVESTOCK RAISING, RANCHING, AND THE KEEPING AND BOARDING OF LIVESTOCK, AS DEFINED IN THIS OFFICIAL DEVELOPMENT PLAN. SUBJECT TO GENERAL REQUIREMENTS OF THE AGRICULTURAL ZONE DISTRICT.
 - 2. LOT AND BUILDING STANDARDS
 - a. MAXIMUM NUMBER OF DWELLINGS, SINGLE-FAMILY DETACHED: FIVE (5) (ONE OF THE DWELLINGS MAY BE DESIGNATED AS A CARETAKER'S RESIDENCE)
 - b. MAXIMUM BUILDING HEIGHT FOR DWELLING, SINGLE-FAMILY DETACHED: 35 FEET
 - c. MAXIMUM GROSS FLOOR AREA FOR DWELLING SINGLE-FAMILY DETACHED: 6,000 SQUARE FEET
 - d. MAXIMUM NUMBER OF RENTAL CABINS: FIVE (5)
 - e. MAXIMUM BUILDING HEIGHT FOR RENTAL CABINS: 25 FEET
 - f. MAXIMUM GROSS FLOOR AREA FOR RENTAL CABINS: 800 SQUARE FEET
 - g. MINIMUM BUILDING SEPARATION: 15 FEET
 - h. RESIDENTIAL STRUCTURES SHALL BE COMPATIBLE WITH THE ARCHITECTURE OF THE STRUCTURES ON PLANNING AREA 1.
 - i. BUILDINGS AND STRUCTURES IN PLANNING AREA 2 SHOULD BE CLUSTERED
- C. PLANNING AREA 3
 - 1. PERMITTED USES:
 - a. BARN, STABLE, SILO, CORRAL, PENS, AND RUNS
 - b. GENERAL FARMING, INCLUDING GRAINS, FRUIT, VEGETABLES, GRASSES, HAY, LIVESTOCK RAISING, RANCHING, AND THE KEEPING AND BOARDING OF LIVESTOCK, AS DEFINED IN THIS OFFICIAL DEVELOPMENT PLAN. SUBJECT TO GENERAL REQUIREMENTS OF THE AGRICULTURAL ZONE DISTRICT.
 - c. LIVESTOCK GRAZING
 - d. EVACUATION CENTER FOR DISPLACED ANIMALS INCLUDING LIVESTOCK, AS DEFINED IN THIS OFFICIAL DEVELOPMENT PLAN

- D. ALL PLANNING AREAS
 - 1. ACCESSORY USES:
 - a. PARKING, PARKING LOT
 - b. ACCESSORY STRUCTURES INCLUDING PRIVATE GARAGE, AND STORAGE SHEDS INCLUDING FOR STORAGE OF AGRICULTURAL EQUIPMENT
 - c. OUTDOOR COMMUNAL AMENITIES
 - d. COMMON USEABLE AREAS
 - e. PUBLIC AND PRIVATE TRAILS (PAVED OR UNPAVED), RECREATIONAL AMENITIES
 - 2. LOT AND BUILDING STANDARDS
 - a. MAXIMUM NUMBER OF LOTS: ONE (1) LOT WITHIN THE PLANNED DEVELOPMENT
 - b. MAXIMUM BUILDING HEIGHT: 35 FEET
 - c. MAXIMUM BUILDING HEIGHT FOR AGRICULTURAL BUILDINGS: EXISTING HEIGHT OR 25 FEET, EXCEPTING EXISTING SILOS
 - d. MINIMUM SETBACKS FOR PRIMARY AND ACCESSORY BUILDINGS:
 - i. FROM COLORADO STATE HIGHWAY 93 RIGHT-OF-WAY (NEW BUILDINGS): 225 FEET
 - ii. FROM COLORADO STATE HIGHWAY 93 RIGHT-OF-WAY (EXISTING BUILDINGS): 170 FEET
 - iii. FROM WEST 56TH AVENUE RIGHT-OF-WAY: 50 FEET
 - iv. FROM WEST AND SOUTH PROPERTY LINES: 75 FEET
 - 3. PARKING FOR SPECIAL EVENTS MAY OCCUR ON LANDSCAPED, PERMEABLE SURFACES.
- E. LANDSCAPING

IN ORDER TO PRESERVE THE SPIRIT OF THE RANCHING AND AGRICULTURAL HERITAGE OF THE PROPERTY, THE FOLLOWING LANDSCAPING STANDARDS SHALL APPLY. PLANTINGS SHALL BE REFLECTIVE OF THE SETTING IN THE PLAINS ADJACENT TO THE FOOTHILLS. FORMAL, ORNAMENTAL PLANTINGS ARE NOT APPROPRIATE.

 - 1. PERIMETER AREA LANDSCAPING
 - a. PERIMETER AREA LANDSCAPING AND REQUIRED BUFFERS SHALL BE INSTALLED AND MAY BE LANDSCAPED WITH NATIVE PLANTINGS AND GRASSES. TREES OR SHRUBS SHALL NOT BE REQUIRED IN PERIMETER AREAS.
 - b. IN PLANNING AREA 2 TREES AND SHRUBS SHALL BE PLACED IN STRATEGIC CLUSTERS IN ORDER TO PROVIDE SHELTER FROM PREVAILING WINDS.
 - 2. PARKING LOT AREA LANDSCAPING
 - a. PARKING LOT AREA LANDSCAPING AND REQUIRED BUFFERS SHALL BE INSTALLED AND MAY BE LANDSCAPED WITH NATIVE PLANTINGS AND GRASSES. TREES OR SHRUBS SHALL NOT BE REQUIRED IN PARKING LOT AREAS.
 - 3. INTERNAL AREA LANDSCAPING
 - a. INTERNAL AREA LANDSCAPING SHALL NOT BE REQUIRED AND NATIVE LANDSCAPING SHALL BE PRESERVED OR RE-PLANTED AFTER DISTURBANCE.
 - 4. FENCING IN AN AGRICULTURAL STYLE MAY BE ALLOWED, PROVIDED THE FENCING IS SUITABLE TO CONTAIN ANY ANIMALS KEPT ONSITE.
 - 5. MAXIMUM IMPERVIOUS AREA: 15% OF THE SITE.
 - 6. PERIMETER AREAS ADJACENT TO ENTRANCES SHALL BE LANDSCAPED FOR A DISTANCE OF 40 FEET ON EACH SIDE OF THE ENTRANCE. LANDSCAPE PLANTING REQUIREMENTS SHALL BE CALCULATED AT 1 TREE AND 5 SHRUBS PER 1,000 SQUARE FEET OF PERIMETER LANDSCAPED AREA. PLANTINGS MAY BE INSTALLED IN A LINEAR, CLUSTER, OR OTHER APPROPRIATE PATTERN.
- F. SIGNS
 - 1. SIGNS STANDARDS SHALL FOLLOW THE AGRICULTURAL SIGN STANDARDS IN THE SIGNS SECTION OF THE ZONING RESOLUTION.
 - 2. ELECTRONIC MESSAGE CENTERS MAY CONTAIN NON-STATIC MESSAGES AND THE TIME PERIOD LIMITATION SHALL NOT APPLY.
- G. DEFINITIONS
 - 1. LIVESTOCK: DOMESTIC ANIMALS OF TYPES CUSTOMARILY RAISED OR KEPT ON FARMS OR RANCHES FOR PROFIT OR OTHER PRODUCTIVE PURPOSES, INCLUDING BUT LIMITED TO: ALPACAS, BISON, BURROS, CATTLE, DONKEYS, EMU, GOATS, HORSES, LLAMAS, MULES, OSTRICH, POULTRY, SHEEP, AND SWINE.

STANDARD FLEXIBILITY STATEMENT

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS OFFICIAL DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISIONS OF THIS OFFICIAL DEVELOPMENT PLAN. DURING THE SITE DEVELOPMENT PLAN PROCESS THE PLANNING AND ZONING DIRECTOR MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

- A. FINAL ROAD ALIGNMENTS
- B. FINAL CONSTRUCTION OF IMPROVEMENTS
- C. FINAL BUILDING ENVELOPES
- D. FINAL ACCESS AND BUILDING LOCATIONS
- E. LANDSCAPE ADJUSTMENTS

APPLICABILITY STATEMENT

EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THIS OFFICIAL DEVELOPMENT PLAN, DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO THE JEFFERSON COUNTY ZONING RESOLUTION IN EFFECT AT THE TIME OF PLATTING, SITE DEVELOPMENT PLAN, AND/OR BUILDING PERMIT APPLICATION. IN THE EVENT A STANDARD OR DEFINITION IS IN CONFLICT, THE STANDARD OR DEFINITION IN THIS OFFICIAL DEVELOPMENT PLAN SHALL GOVERN.

APPROVED FOR RECORDING

THIS OFFICIAL DEVELOPMENT PLAN, TITLED **LARAMIE RIDGE OFFICIAL DEVELOPMENT PLAN**, WAS APPROVED THE _____ DAY OF _____, 20____, BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JEFFERSON, STATE OF COLORADO AND IS APPROVED FOR RECORDING.

THE OWNER OF THE PROPERTY AT THE TIME OF APPROVAL WAS LARAMIE RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY .

BY: JEFFERSON COUNTY PLANNING AND ZONING DIRECTOR

SIGNATURE: _____

DATE: _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO

ON THIS _____ DAY OF _____, 20____.

BY: _____
JEFFERSON COUNTY CLERK AND RECORDER DEPUTY CLERK

THIS OFFICIAL DEVELOPMENT PLAN WAS PREPARED BY:
ETHAN WATEL, AICP
BASELINE ENGINEERING CORPORATION
112 N RUBEY DR. SUITE 210
GOLDEN, CO 80403
WWW.BASELINECORP.COM

THIS OFFICIAL DEVELOPMENT PLAN WAS PREPARED FOR:
DEVELOPER:
WILDLIFE PROTECTION SOLUTIONS, A COLORADO NONPROFIT CORPORATION

LANDOWNER:
LARAMIE RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY



ODP FOR REVIEW - BASELINE JOB NO. 457PL

BASELINE

Engineering · Planning · Surveying

112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9959 • www.baslinecorp.com

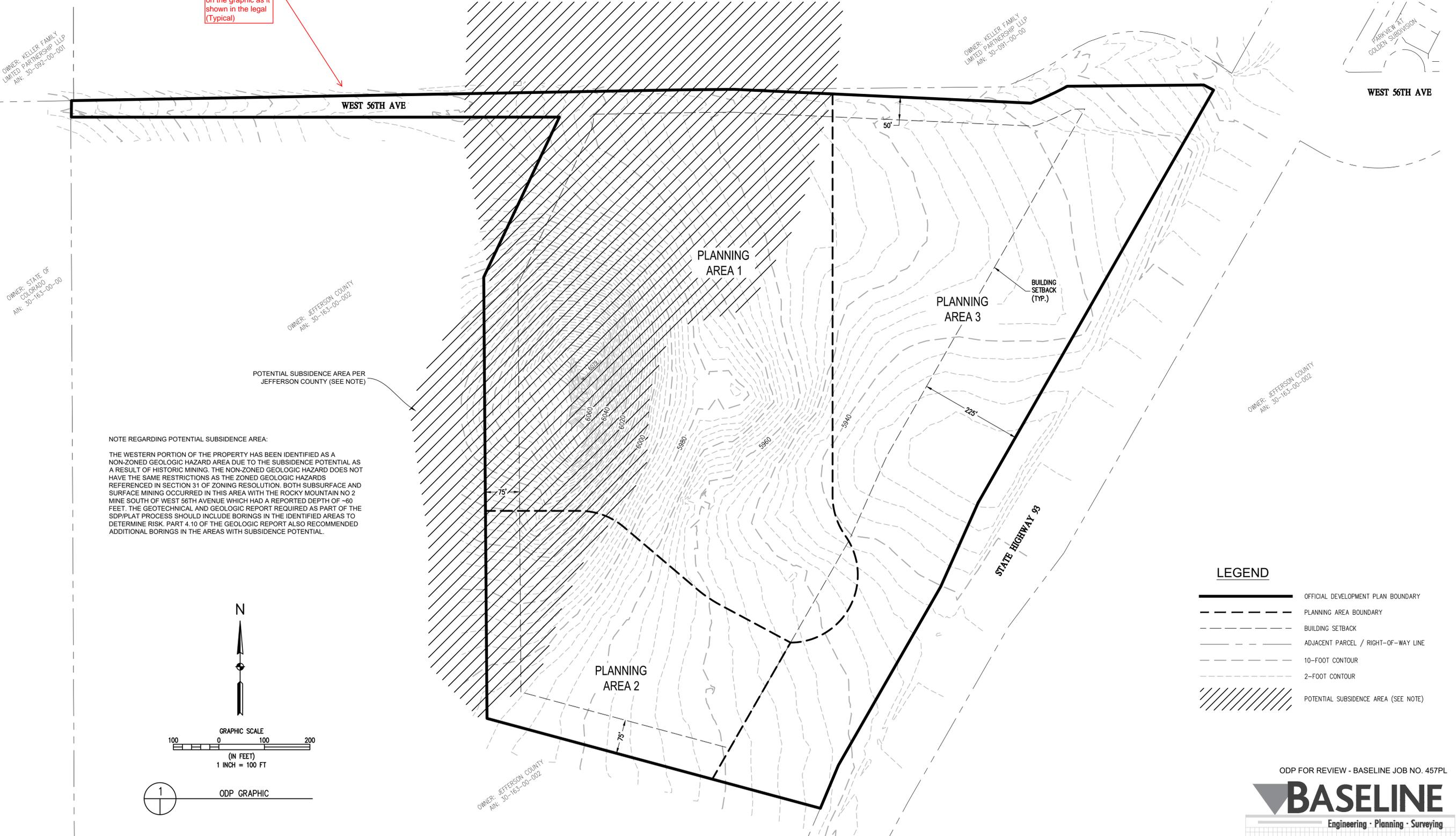
Show this course data on the graphic

N:\PLANNING LLC\457 Wildlife Protection Solutions\Drawings\Planning Documents\ODP\457 Laramie Ridge ODP.dwg, 2/10/2022 10:30:40 PM, Ethon Watel

LARAMIE RIDGE OFFICIAL DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO,
SHEET 2 OF 2

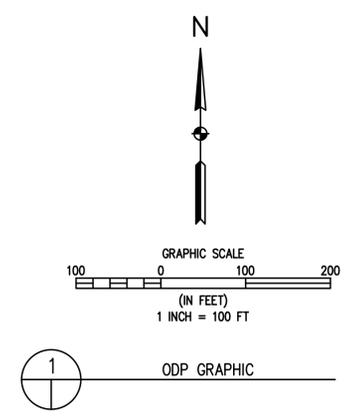
Show course data
on the graphic as it
shown in the legal
(Typical)



NOTE REGARDING POTENTIAL SUBSIDENCE AREA:
THE WESTERN PORTION OF THE PROPERTY HAS BEEN IDENTIFIED AS A NON-ZONED GEOLOGIC HAZARD AREA DUE TO THE SUBSIDENCE POTENTIAL AS A RESULT OF HISTORIC MINING. THE NON-ZONED GEOLOGIC HAZARD DOES NOT HAVE THE SAME RESTRICTIONS AS THE ZONED GEOLOGIC HAZARDS REFERENCED IN SECTION 31 OF ZONING RESOLUTION. BOTH SUBSURFACE AND SURFACE MINING OCCURRED IN THIS AREA WITH THE ROCKY MOUNTAIN NO 2 MINE SOUTH OF WEST 56TH AVENUE WHICH HAD A REPORTED DEPTH OF ~60 FEET. THE GEOTECHNICAL AND GEOLOGIC REPORT REQUIRED AS PART OF THE SDP/PLAT PROCESS SHOULD INCLUDE BORINGS IN THE IDENTIFIED AREAS TO DETERMINE RISK. PART 4.10 OF THE GEOLOGIC REPORT ALSO RECOMMENDED ADDITIONAL BORINGS IN THE AREAS WITH SUBSIDENCE POTENTIAL.

LEGEND

	OFFICIAL DEVELOPMENT PLAN BOUNDARY
	PLANNING AREA BOUNDARY
	BUILDING SETBACK
	ADJACENT PARCEL / RIGHT-OF-WAY LINE
	10-FOOT CONTOUR
	2-FOOT CONTOUR
	POTENTIAL SUBSIDENCE AREA (SEE NOTE)



N:\PLANNING LLC\457 Wildlife Protection Solutions\Drawings\Planning Documents\ODP\457 Laramie Ridge ODP.dwg, 2/10/2022 10:30:42 PM, Ethon, Wotel

PLANNING ENGINEERING MEMORANDUM

TO: Cassidy Clements, Case Manager
FROM: Nathan Seymour Planning Engineering
DATE: March 16, 2022

RE: 22-104257RZ; Rezoning to Planned Development for wildlife conservation non-profit with office, community, and residential uses at 5399 SH-93.

Staff's understanding of the proposed development is based on the Rezoning application documents and Preliminary Application meeting, which occurred on May 27, 2021. In order to proceed with the proposed development, the applicant will need to go through a Rezoning process according to Section 6 of the Jefferson County Zoning Resolution.

REZONE TO PLANNED DEVELOPMENT ZONE DISTRICT

1. Transportation Analysis (Trip Generation Analysis): Please provide trip generation using ITE codes for residential housing, lodging cabins, vet hospital, and admin office space. Any other uses that can not be attributed to a trip generation code can be given an estimated number of trips. At the time of site development, CDOT access permit may be required for new trips generated on Hwy 93 and for removal of existing driveway access.
2. Colorado Department of Transportation (CDOT) review: No CDOT comments received to date, however recommend reaching out to CDOT to obtain feedback. This development may have a significant impact on the access location at W 56th Avenue and SH-93 if there is an increase of traffic of 20% or more and over 100 Average Daily Trips.

OTHER CONSIDERATIONS

Future Requirements (prior to issuance of building permit)

1. **Future SDP/Plat**: The applicant needs to be aware that prior to the issuance of a building permit, a Site Development Plan Approval is required; please see the Zoning Resolution, Sections 7 and 9 for more details on the requirements for the Site Development Plan (SDP) Process. The applicant should be aware that research is being completed to determine if one or more of the lots is considered an improper division of land. If so, a Preliminary and Final Plat will be required to correct the improper division of land prior to SDP approval.
2. **Access**: Proposed access is from W 56th Avenue where a secondary emergency access from US Highway 93 is to be maintained. W 56th Avenue is county-maintained and is classified as a Collector Street. Accesses will be reviewed at the time of SDP; non-residential driveways must conform to Jefferson County Standards or the applicant must obtain approval from the appropriate fire protection district for alternative standards. See Section 3.7.8.2.3 of the Transportation Design and Construction Manual. Accesses will need to meet spacing requirements. See Section 3.7.6 for Driveway Spacing Requirements.

Coordination with the Colorado Department of Transportation (CDOT) and Fairmont Fire Protection District for Emergency Access onto US Highway 93. Please also coordinate with CDOT regarding access onto US Highway 93, an updated CDOT access permits may be required.

3. **Street Improvements**: Street improvement requirements will be determined at the time of SDP. Right-of-Way dedication will be required along W 56th Avenue (50 feet in width) that conform to the

template standards described in the Transportation Design and Construction Manual for Collector Streets.

- 4. Drainage:** At the time of SDP, a Phase III Drainage Report shall be prepared by a licensed engineer to comply with the County Storm Drainage Design and Technical Criteria (SDD&TC), Mile High Flood District Criteria, and LDR Section 18. Full Spectrum Detention is required for all new detention ponds and regional ponds that will be utilized as part of a development project (Chapter 14.2 of the Drainage Manual). Please see the criteria for full spectrum detention in the Urban Storm Drainage Criteria Manual Volume II (Storage).

Please refer to Chapter 13.3.2 of the SDD&TC for a summary of the Four-Step Process described in the Urban Storm Drainage Criteria Manual regarding best management practices for permanent water quality control. Direct stormwater from parking lot areas into an infiltration or water quality BMP prior to conveyance to the stormwater detention and water quality pond is required for parking areas. Please also see Chapter 13.3.4 for minimum control measure requirements of the development site.

- 5. Water/Sewer:** The subject site appears to be within the North Table Mountain Water & Sanitation District. While a basic plan for Water supply and sanitation is required at time of rezoning. At time of SDP, the details and approval of the improvements will be required.

CONCLUSION

These comments are based on the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (SDD&TC) and the Jefferson County Transportation Design & Construction Manual (TD&CM). The comments are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Planning and Zoning to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Planning and Zoning reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

If there are any questions, please contact Nathan Seymour at 303-271-8751.

NS

Attachment/Enclosure

c: File

PLANNING ENGINEERING MEMORANDUM

TO: Cassidy Clements, Case Manager
FROM: Nathan Seymour Planning Engineering
DATE: April 10, 2022

RE: 22-104257RZ; Rezoning to Planned Development for wildlife conservation non-profit with office, community, and residential uses at 5399 SH-93.

Staff's understanding of the proposed development is based on the Rezoning application documents and Preliminary Application meeting, which occurred on May 27, 2021. In order to proceed with the proposed development, the applicant will need to go through a Rezoning process according to Section 6 of the Jefferson County Zoning Resolution.

REZONE TO PLANNED DEVELOPMENT ZONE DISTRICT

1. Transportation Analysis (Trip Generation Analysis): Please provide trip generation using ITE codes for residential housing, lodging cabins, vet hospital, and admin office space. Any other uses that can not be attributed to a trip generation code can be given an estimated number of trips. At the time of site development, CDOT access permit may be required for new trips generated on Hwy 93 and for removal of existing driveway access.
2. Colorado Department of Transportation (CDOT) review: No CDOT comments received to date, however recommend reaching out to CDOT to obtain feedback. This development may have a significant impact on the access location at W 56th Avenue and SH-93 if there is an increase of traffic of 20% or more and over 100 Average Daily Trips.

OTHER CONSIDERATIONS

Future Requirements (prior to issuance of building permit)

1. **Future SDP/Plat**: The applicant needs to be aware that prior to the issuance of a building permit, a Site Development Plan Approval is required; please see the Zoning Resolution, Sections 7 and 9 for more details on the requirements for the Site Development Plan (SDP) Process. The applicant should be aware that research is being completed to determine if one or more of the lots is considered an improper division of land. If so, a Preliminary and Final Plat will be required to correct the improper division of land prior to SDP approval.
2. **Access**: Proposed access is from W 56th Avenue where a secondary emergency access from US Highway 93 is to be maintained. W 56th Avenue is county-maintained and is classified as a Collector Street. Accesses will be reviewed at the time of SDP; non-residential driveways must conform to Jefferson County Standards or the applicant must obtain approval from the appropriate fire protection district for alternative standards. See Section 3.7.8.2.3 of the Transportation Design and Construction Manual. Accesses will need to meet spacing requirements. See Section 3.7.6 for Driveway Spacing Requirements.

Coordination with the Colorado Department of Transportation (CDOT) and Fairmont Fire Protection District for Emergency Access onto US Highway 93. Please also coordinate with CDOT regarding access onto US Highway 93, an updated CDOT access permits may be required.

3. **Street Improvements**: Street improvement requirements will be determined at the time of SDP. Right-of-Way dedication will be required along W 56th Avenue (50 feet in width) that conform to the

template standards described in the Transportation Design and Construction Manual for Collector Streets.

4. **Drainage:** At the time of SDP, a Phase III Drainage Report shall be prepared by a licensed engineer to comply with the County Storm Drainage Design and Technical Criteria (SDD&TC), Mile High Flood District Criteria, and LDR Section 18. Full Spectrum Detention is required for all new detention ponds and regional ponds that will be utilized as part of a development project (Chapter 14.2 of the Drainage Manual). Please see the criteria for full spectrum detention in the Urban Storm Drainage Criteria Manual Volume II (Storage).

Please refer to Chapter 13.3.2 of the SDD&TC for a summary of the Four-Step Process described in the Urban Storm Drainage Criteria Manual regarding best management practices for permanent water quality control. Direct stormwater from parking lot areas into an infiltration or water quality BMP prior to conveyance to the stormwater detention and water quality pond is required for parking areas. Please also see Chapter 13.3.4 for minimum control measure requirements of the development site.

5. **Water/Sewer:** The subject site appears to be within the North Table Mountain Water & Sanitation District. While a basic plan for Water supply and sanitation is required at time of rezoning. At time of SDP, the details and approval of the improvements will be required.

CONCLUSION

These comments are based on the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (SDD&TC) and the Jefferson County Transportation Design & Construction Manual (TD&CM). The comments are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Planning and Zoning to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Planning and Zoning reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

If there are any questions, please contact Nathan Seymour at 303-271-8751.

NS
Attachment/Enclosure
c: File

Memorandum

To: Cassidy Clements
Planner

From: Patrick O'Connell
Engineering Geologist

Date: March 22, 2022

Re: Laramie Ridge ODP, 5399 State Highway 93, Case No. 22-104257PA

I reviewed the site plan and submitted documents for the subject property. I have the following comment.

1. The site is located within the Jefferson County Designated Dipping Bedrock Area (DDBA), therefore, the applicant may have to provide geologic and geotechnical reports prepared in accordance with Section 25 of the Land Development Regulation and a detailed grading plan with the rezoning application. The grading plan must establish conformance with the requirements of the Zoning Resolution and the geotechnical report which should provide minimum separation (min 10 feet) of overburden soil or fill beneath the anticipated level of the bottom of foundation and the top of bedrock surface. Given the subsequent processes, the reports and grading plan for the DDBA will be required at the subsequent (SDP) process.
2. The western portion of the property has been identified as a non-zoned geologic hazard area due to the subsidence potential as a result of historic mining. The non-zoned geologic hazard does not have the same restrictions as the zoned geologic hazards referenced in Section 38 of Zoning Resolution. Both subsurface and surface mining occurred in this area with the Rocky Mountain No 2 Mine south of West 56th Avenue. The geotechnical and geologic report required as part of the subsequent process (SDP) should include borings in the identified areas to determine risk.



March 22, 2022

Cassidy Clements, Case Manager
Jefferson County Planning and Zoning
Transmission via email: kcowan@jeffco.us

Re: **Laramie Ridge Official Development Plan, Case No. 22-104257RZ**
Part of the N ½ of Sec. 16, Twp. 3 South, Rng. 70 West, 6th P.M.
Water Division 1, Water District 7

Dear Cassidy Clements:

We have received your March 15, 2022 referral concerning the proposal to rezone 40.2 acres, comprised of five separate parcels, from Agricultural-Two to Planned Development for a new mixed use campus and headquarters of the Wildlife Protection Solutions nonprofit organization. The purpose of this proposed development is for office use, a campus for wildlife education and fundraising, veterinary clinic, grazing land for domestic animals, rental dwelling units, and rental cabins for visitors.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed water uses and estimated water demand are as follows: household use (3.09 acre-feet/year), commercial use (1.11 acre-feet/year), and stock watering (0.14 acre-feet/year), for a total annual demand of 4.34 acre-feet/year. The proposed water supply was either service from the North Table Mountain Water and Sanitation District (“District”) or a new Arapahoe aquifer well. A will serve letter from the District dated February 9, 2022 was provided committing to providing service to the development. This office has no comments on the water supply if service will be provided by the District. If the property will be divided through a county subdivision process, and the water supply will be a nontributary Denver Basin well, the groundwater should first be decreed in water court prior to the application for a non-exempt well permit.

If you or the applicant have any questions, please contact Wenli Dickinson at 303-866-3581 x8206 or at Wenli.Dickinson@state.co.us.

Sincerely,

Joanna Williams, P.E.
Water Resources Engineer

Ec: Referral no. 29125



Cassidy Clements

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Wednesday, March 16, 2022 6:45 AM
To: Cassidy Clements
Subject: --{EXTERNAL}-- RE: 22-104257 FIRST ELECTRONIC REFERRAL FOR REZONING

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Clements;

We have received the above-referenced referral request. We have reviewed our records, and find that this property is not in our service territory.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



The Energy to Thrive™



From: P&Z Admin <PZAdmin@co.jefferson.co.us>
Sent: Tuesday, March 15, 2022 4:50 PM
Subject: 22-104257 FIRST ELECTRONIC REFERRAL FOR REZONING

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a [Rezoning](#) have been submitted to Jefferson County Planning and Zoning. This case is beginning the [first referral](#) part of the process and your agency's comments are requested. [Please review the specific electronic documents related to the first referral found here.](#) Comments should be submitted [via e-mail](#) to the case manager by the due date below.

Case Number: 22-104257RZ

Case Name: Laramie Ridge ODP

General Location: Southwest corner of State Highway 93 and West 56th Avenue.

Case Type: Rezoning

Case Manager: Cassidy Clements

[Comments Due: March 24th, 2022](#) (if extension is needed, please contact case manager)

Case Manager Contact Information: cclement@jeffco.us, (303) 271-8728

Additional information related to this case can be viewed [here](#). Some of the links on this page that may be helpful are the links to the case file ([public documents](#)), to the Jeffco mapping system ([iMap](#)) and to the case tracking system ([general application details](#)).

In your comments, please indicate whether an additional referral is needed.

<u>Jeffco:</u>	<u>External:</u>	<u>HOA:</u>
Addressing	Golden Planning and Zoning	Apple Meadows Coalition
Cartography	Arvada Planning and Zoning	Bear Tooth Ranch HOA
Engineer (Development Review)	Colorado Department of Transportation	Coal Creek canyon improvement Assoc
Geologist	Lookout Mountain Water & Sanitation District	Estates at North Table Mtn
Historical Commission	Fairmount Fire Protection District	Fairmount Improvement Assoc
Long Range Planner (Development Review)	Denver Regional Council of Governments	Hawthorn Metro District #2
Open Space	Colorado Parks and Wildlife	Jefferson County Horse Council
Public Health	Division of Water Resources	North Table Mountain Village HOA
Road and Bridge – District 1	US Fish and Wildlife	Parkview Villas at Golden Community
Transportation and Engineering	CenturyLink	Plan JeffCo
Historic Commission	Colorado Natural Gas Company	Save the Mesas Inc
	Comcast	Tablerock HOA
	Ditch/Irrigation Company	Wildhorse Homeowners Assoc
	IREA	
	Public Service Company/Xcel	
	United Power (In T2&3S, R71W only-see map)	



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

March 25, 2022

Jefferson County Planning and Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

Attn: Cassidy Clements

Re: Laramie Ridge ODP Rezone, Case # 22-104257RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Laramie Ridge ODP Rezone**. Please be advised that Public Service Company has existing natural gas and electric distribution and service facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

MEMO

TO: Cassidy Clements
 Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
 Jefferson County Environmental Health Services Division

DATE: March 2, 2022

SUBJECT: Case #22-104257 RZ
 Laramie Ridge ODP
 Ethan Watel
 5399 State Hwy 93
 30-161-00-001
 30-162-00-001
 30-162-00-002
 30-162-00-003
 30-162-00-004

PROPOSAL SUMMARY

Rezone to ODP to create headquarters for int'l wildlife conservation non-profit with office, community, and residential uses.

COMMENTS

Jefferson County Public Health (JCPH) provided comments on February 9, 2015, November 6, 2017 and on June 6, 2018 regarding previous planning cases and on May 21, 2021 regarding the pre-application for this case. JCPH has reviewed the documents submitted by the applicant for this rezoning process and has the following comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezoning of this property. NOTE: Items marked with a “✓” indicate that the document has been submitted or action has been taken. **Please read entire document for requirements and information. Please note additional documentation may be required.**

REZONING REQUIREMENTS

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	03/02/2022	Submit a will serve/proof of services letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 22.	Water/Wastewater
		Submit a letter from the North Table Mountain Water and Sanitation District that public water and sanitation is not feasible to the site and	Water/Wastewater

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
		that they support the installation of an onsite wastewater treatment system within their boundaries.	
		Complete and submit an Onsite Wastewater Report (Form 6001) in accordance with LDR Section 22.B.2. (a). This form can be obtained from the Jefferson County Planning and Zoning Department.	Water/Wastewater
		Submit an engineer evaluation that states a conforming OWTS can be installed to serve all the proposed structures (community center, veterinary clinic, total number of cabins/residences and number of bedrooms in each structure), the total number of employees, and all uses in the proposed development using Appendix A in the Onsite Wastewater Regulations.	Water/Wastewater
		Submit a completed table with the total gallons per day that will be generated at full-build out and maximum occupancy for all existing and proposed uses.	Water/Wastewater
		Obtain Site Approval from the Colorado Department of Public Health and Environment (CDPHE) for the installation of an onsite wastewater treatment system should an OWTS exceed 2,000 gallons per day and does not meet CDPHE Policy 6.	Water/Wastewater
✓	03/01/2022	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30.	Environmental Site Assessment
✓	03/01/2022	Submit a complete list of all animals that will be involved in all proposed activities. List the activities and interactions expected as well.	Zoonoses
✓	03/02/2022	Obtain and submit an approval letter from the Colorado Division of Wildlife that states any proposed wildlife will be used for event purposes, if applicable.	Zoonoses
		Submit how and type of hand washing facilities will be provided to the public.	Zoonoses
	Can be Deferred until the Site Development Plan process	Provide additional information on the type of animals that would be treated in the vet clinic and rehabilitated in the rehabilitation center.	Zoonoses

WATER/WASTEWATER

Public Water and Sanitation

Per the cover letter dated February 10, 2022 prepared by Baseline, this property is within the boundaries of the North Table Mountain Water and Sanitation District and water and sewer is available to the proposed development.

A will serve letter dated February 9, 2022 prepared by North Table Mountain Water and Sanitation District (NTM) stating the property is within the NTM boundaries and can be served with public water and public sanitation.

Well Water Supply

The applicant indicated that this development will be served by a combination of existing City of Golden water and a new nontributary well.

The Colorado Division of Water Resources (CDWR) is the governing authority for wells. Since the Division of Water Resources typically prohibits well water from leaving the site by a sewer line, the applicant should contact the Division of Water Resources, 303.866.3581 to determine if use of this well is allowed, while receiving sewer service.

JCPH advises all parties to note that the long-term dependability of any water supply in Colorado, be it surface water, ground water, or a combination of surface water and ground water, cannot be guaranteed. All ground water and surface water supplies are subject to fluctuations in precipitation. During periods of drought, it will be necessary to carefully manage all uses of water so that the basic water supply needs for human health can be met.

Onsite Wastewater Treatment System

JCPH has no records of an onsite wastewater treatment system (OWTS) that serves the four-bedroom single family dwelling and outlying structures. Given that the single-family dwelling was built in 1909, permits for onsite wastewater treatment systems were not issued. Also, the age of this system exceeds the average 25-year lifetime of an OWTS and as such would need to be evaluated by an engineer and may likely require modification, expansion and or replaced if it is expected to serve any of the existing and proposed uses for this rezoning.

According to the will serve letter dated February 9, 2022, the property is within the North Table Mountain Water and Sanitation District. Per the current Onsite Wastewater Regulations of Jefferson County:

Section 2.6.

H. No OWTS permit shall be issued to any person when the subject property is located within a municipality or special district that provides public sewer service, except where such sewer service to the property is not feasible in the determination of the municipality or special district, or the permit is otherwise authorized by the municipality or special district.

As such the applicant must obtain a letter from the North Table Mountain Water and Sanitation District stating water and sewer are not feasible for this property to install an onsite wastewater treatment system (OWTS).

To evaluate the possibility of installing an onsite wastewater treatment system for all existing and proposed uses, the applicant must provide the following:

- Submit a letter from the North Table Mountain Water and Sanitation District that public water and sanitation is not feasible to the site and that they support the installation of an onsite wastewater treatment system within their boundaries.
- Complete and submit an Onsite Wastewater Report (Form 6001) in accordance with LDR Section 22.B.2. (a). This form can be obtained from the Jefferson County Planning and Zoning Department.
- Submit an engineer evaluation that states a conforming OWTS can be installed to serve all the proposed structures (community center, veterinary clinic, total number of cabins/residences and number of bedrooms in each structure), the total number of employees, and all uses in the proposed development using Appendix A in the Onsite Wastewater Regulations at full build-out and maximum occupancy.
- Submit a completed table with the total gallons per day that will be generated at full-build out and maximum occupancy for all proposed uses.

EXAMPLE:

Estimated Total Gallons of Wastewater Generated for All Proposed Uses at Maximum Capacity and Full Build-out

Type of Use	Number of people	Number of Bedrooms as applicable	Gallons per person per day	Total gallons per day
Long term rental cabins (two persons per bedroom)	10	2	75	1,500
Conference Room				
Event Center				
Rehabilitation Center (# of employees)				
Veterinary Clinic (250 gallons per doctor)		NA	250	
Veterinary Clinic Employees		NA	15	
# of Kennels, if applicable			30	
Short term Rental Cabins (two persons per bedroom)	5	1	75	750
Office Employees	30	NA	15	450
Animal Evacuation Center (# of employees)		NA		

Single family dwelling (s)	7	4	75	525
# of Visitors at maximum capacity			5	
Laundries	1	NA	400	400
TOTAL				Approx. 3,625

It appears that the amount of wastewater generated per day will exceed 2,000 gallons per day and as such would require Site Approval from the Colorado Department of Public Health and Environment.

If there are multiple onsite wastewater treatment systems proposed, the systems will need to be evaluated under Colorado Department of Public Health and Environment (CDPHE) Policy 6. Please contact Mitchell Brown at mlbrown@jeffco.us or at 303.271.5767 for more information on this process.

Onsite wastewater treatment systems with an average daily flow of 2,000 gallons per day or more per property must comply with the Colorado Water Control Act, Article 8, Title 25 of the Colorado Revised Statutes, and Regulations adopted by the Colorado Water Quality Control Commission. **Site approval from the Colorado Department of Public Health and Environment is required.** Jefferson County Public Health will provide review and comment to the Colorado Department of Public Health and Environment on the site application.

Prior to installing, altering, upgrading, remediating, or repairing an onsite wastewater treatment system (OWTS) the applicant must receive a permit from Jefferson County Public Health. The applicant must submit an OWTS application, associated documents, and applicable fees to this Department for an approved permit to install the OWTS. Contact Mitch Brown at 303.271.5767 or mlbrown@jeffco.us for more information on this process.

ENVIRONMENTAL SITE ASSESSMENT

JCPH has reviewed the Environmental Questionnaire and Disclosure Statement. The applicant checked "No" on all categories of environmental concern on the cover sheet. From this information, it does not appear that any recognized environmental conditions exist which would negatively impact the property.

ZOOZOSES

Interaction with animals without adequate facilities, vaccination status of animals and the types of animals the public will interact with can expose the public to a variety of diseases. To evaluate the interactions with the animals is acceptable, the applicant was requested to provide the following:

- Submit a complete list of all animals that will be involved in all proposed activities. List the activities and interactions expected as well. A letter dated January 25, 2022 prepared by Baseline stated that there will be no wild animals on site except for potentially a bison herd. Other animals would be livestock such as horses. Activities are restricted to monitoring wildlife via cameras for poaching violations.
- Obtain and submit an approval letter from the Colorado Division of Wildlife that states any proposed wildlife will be used for event purposes, if applicable. Per letter dated January 25, 2022 prepared by Baseline, wildlife will not be present on this property.

- Submit how and type of hand washing facilities will be provided to the public. **This information must still be provided as the public may have contact with livestock.**
- We strongly advise that the livestock animals that will interact with people be vaccinated for rabies as terrestrial rabies exists in Colorado. Please note all dogs are required to be vaccinated for rabies.
- We strongly recommend posting signs informing individuals to avoid wildlife and to keep animals on leash preventing them from roaming free.

The applicant also stated in the cover letter dated February 10, 2022 prepared by Baseline that wildlife is monitored via cameras throughout numerous locations for poaching activities and there will be no wildlife on site or any interaction with wildlife. The applicant did state that domestic livestock, which includes potentially a bison herd, would be boarded at the facility. See the following statement from the applicant:

“The only animal likely proposed to be onsite full-time is a small bison herd and boarding of horses, llamas, alpacas, swine and other animals under the term livestock.”

However, the applicant also indicates there will be a veterinary clinic and rehabilitation center located on the property.

- At the time of site development, that applicant must provide the additional information on the type of animals that will be treated in the veterinary clinic, rehabilitated in the rehabilitation center, and taken into the animal evacuation center. A letter dated January 25, 2022 prepared by Baseline stated that the veterinary and animal evacuation center is contemplated, but not certain.

AIR

Land development activities that are less than 25 contiguous acres and less than 6 months in duration are exempt from permitting and do not need to report air emissions to the Air Pollution Control Division. However, the developer must use sufficient control measures and have a dust control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State.

If allowed under the proposed zoning for this site, any business in Colorado that emits air pollutants may be required to report its emissions and/or apply for a permit. Submitting an Air Pollutant Emissions Notice (APEN) may be required to report emissions or apply for a permit. The Colorado Department of Public Health and Environment, Air Pollution Control Division (APCD) will determine if the above permits are required. Contact the APCD at 303.692.3100 for more information.

Note: Process equipment, such as emergency generators, may be required to be permitted and have an APEN. Contact the Air Pollution Control Division at 303.692.3100.

Please be advised that a vehicle tracking pad or equivalent should be placed at egress points to prevent off property transport of materials during construction.

You may be subject to State and Federal regulations if you demolish, perform destructive salvage, de-construction, level (etc.) all of a structure or structural components, or if you move a house, regardless of the level of asbestos present in a structure. For **ALL** demolition projects the structure or area of the structure to be demolished **must be inspected for asbestos** by a Colorado-certified asbestos inspector. In addition, any necessary asbestos removal may have to be performed by a Colorado-certified general abatement contractor before it is disturbed by renovation or demolition activities. Removal, in accordance with the Colorado Department of Public Health and Environment (CDPHE), Air Quality Control Commission Regulation No. 8, Part B, is required if the amount of asbestos containing material (ACM) that is friable or will become friable during demolition exceeds the trigger levels. An asbestos abatement contractor must remove the ACM at the trigger level of:

- For Single-Family Residential Dwellings (SFRDs): 50 linear feet on pipe; 32 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.
- For Public and Commercial Buildings (other than SFRDs): 260 linear feet on pipes; 160 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.

In addition, all ACM waste must be disposed of at an approved asbestos waste disposal site, regardless of the quantity or the necessity for a notice/permit per the Solid and Hazardous Waste Commission's Regulation 6 CCR 1007-2 Part 1, Section 5.

Please note: buildings of any age may contain ACM and violations of asbestos regulations can result in monetary penalties and project delays.

You must provide notification for all demolitions and all asbestos abatement projects that exceed the trigger levels, whichever is the lesser quantity. This requirement applies to both friable and nonfriable asbestos materials. Additionally, you must obtain a permit for the abatement of friable asbestos projects where the quantity of ACM to be abated exceeds the trigger levels (whichever is the lesser quantity) and the work is in an area of public access. A Demolition Notification Application Form must be submitted to the CDPHE, **even if no asbestos was found during the inspection**, for more information or forms contact the Asbestos Compliance Assistance Group at 303-692-3100 or cdphe.asbestos@state.co.us

ODORS

Odors that are detectable off property that are impacting neighbors may be in violation of state regulations. This Department responds to complaints regarding detectable odors and uses the Colorado Air Quality Control Commission Odor Emission Regulation Number Two for any enforcement action necessary.

RADON

As of January 2019, to address the health hazard associated with radiation from radon gas, all new residential construction in Jefferson County must have a radon mitigation system installed in accordance with the Land Development Regulation Section 27 and the International Residential Code, Appendix F.

HAZARDOUS WASTE

Should suspected contaminated, stained, or discolored soil(s) or groundwater be encountered during the construction phase of the proposed development, the contractor must cease

operations and contact a professional engineer licensed in Colorado or equivalent expert to further evaluate the soil and/or groundwater conditions, the nature and extent of the contamination, and determine the proper remediation and disposal of the contaminated material. The contractor must contact the Colorado Department of Public Health and Environment, Hazardous Materials and Waste Management Division at 303.692.3320.

LANDSCAPE/MANURE

Landscaping plans should include appropriate water conservation measures. The use of native plant species and/or xeriscaping is strongly encouraged to minimize water quality impacts in the area.

Manure shall be properly disposed of and the site maintained so that manure does not enter the adjacent watershed or create an odor issue. In addition, the accumulation of manure shall not be allowed on the site to cause a hazard to the health, welfare, or safety of humans and/or animals per the Jefferson County Zoning Resolution. Please note: JCPH responds to complaints regarding detectable odors and uses the Colorado Air Quality Control Commission Odor Emission Regulation Number Two for any enforcement action necessary.

NOISE

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate that commercial areas must comply with the following maximum noise levels 25 feet from the property lines:

- 60dB(A) from 7:00 a.m. to 7:00 p.m.
- 55dB(A) at all other times.

REGULATED FACILITIES

Certain commercial uses may be subject to plan reviews, inspections, licensing and/or permitting by this Department, or referred to State agencies. Regulated uses include the following: Campgrounds, Child Care Centers/Schools, Food Service Establishments/Grocery Stores.

NOTE: These case comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Public Health to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Public Health reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

LONG RANGE REVIEW MEMO

Date: April 6, 2022
 To: Cassidy Clements
 From: Heather Gutherless
 Case number: 22-104257RZ
 Address/AIN: 5399 State Hwy 93 and 20428 W 56th Avenue
 Purpose: To rezone to allow a headquarters and mixed-use campus for Wildlife Protection Solutions. A mix of office, agricultural, residential, and community uses are proposed.

Applicable Comprehensive Master Plan Sections

<u>Land Use</u>	<u>Physical Constraints</u>	<u>Community Resources</u>	<u>Infrastructure, Water & Services</u>	<u>Area Plan</u>
<u>All Development</u>	<u>General</u>	<u>Historic Resources</u>	<u>Transportation</u>	<u>North Plains</u>
<u>Business and Industry</u>	<u>Geologic Hazards</u>	<u>Visual Resources</u>	<u>Water and Wastewater</u>	<u>Central Plains</u>
<u>Housing</u>	<u>Floodplains</u>	<u>Air, Light, Odor, and Noise</u>	<u>Water Storage</u>	<u>South Plains</u>
<u>Mixed-Use</u>	<u>Wildfire</u>	<u>Open Space</u>	<u>Other Utilities</u>	<u>North Mountains</u>
<u>Community Uses</u>	<u>Radiation</u>	<u>Recreation and Trails</u>	<u>Services</u>	<u>Central Mountains</u>
<u>Livestock</u>	<u>Landfills</u>	<u>Recreation and Tourism</u>	<u>Special Districts</u>	<u>Evergreen</u>
<u>Renewable & Alternative Energy</u>	<u>Mines</u>			<u>Indian Hills</u>
<u>Extractive Resources</u>	<u>Wildlife & Vegetation</u>			<u>Conifer/285</u>
<u>Solid Wastes and Hazardous Materials</u>				
<u>Activity Centers</u>				
<u>Site Design</u>				

Key Issues:

- Compliance with land use recommendations, livestock policies, subsidence, visual impacts along 93, lighting, noise, odor, and water are all items that need to be further addressed.

Land Use

- This property is located in Area 5 of the North Plains Area of the Comprehensive Master Plan. Area 5 recommends Rural Residential at lot sizes between 5 and 35 acres and the clustering of building sites is encouraged to minimize visual disturbance and impacts to wildlife habitat. (North Plains p. 6) This would allow a maximum of 7 residential units.
 - This proposal is not in conformance with the Plan recommendation, therefore, the 3 factors in the Comprehensive Master Plan that apply when a proposal is not in conformance with the land use recommendation. The applicant did provide their analysis of these factors. Those factors and staff's analysis is below.
- For New Development proposals that are not consistent with the Land Use Recommendations of the Comprehensive Master Plan, the following factors should be considered: (CMP p. 19)
 - How the impacts associated with the proposed land use(s) will be mitigated compared with the recommended Land Uses;
 - The applicant notes that the proposed structures will be clustered and that setbacks to Hwy 93 will be substantial at 225 feet. The applicant also notes that this type of use would provide a better transition from the proposed activity center and non-residential uses zoned to the north than the proposed large lot residential uses.
 - The letter discusses visual impacts, but what about other impacts? Traffic, wildlife, air, light, odor, and noise. Will any additional architectural standards be proposed? More strict lighting standards? Will events at the amphitheater need amplification?
 - The traffic analysis states that 179 trips are estimated. With 7 homes, approximately 70 trips per day would be anticipated. Will any additional transportation improvements need to be completed?
 - How the proposed land uses are compatible with the surrounding Land Use Recommendations and community character; and
 - The applicant discusses protecting the corridor through setbacks, height limitations, building design, and buffers.
 - What building design restrictions have been added to address visual impacts? There do not appear to be any additional architectural restrictions.
 - The applicant discusses preserving or renovating historical homestead structures. There are no restrictions to ensure that historical structures will be maintained or that any new structures will be architecturally compatible with them.
 - It does seem like this type of use would be compatible with the zoning to the north for commercial uses and the open space to the south.
 - What change of circumstance has occurred in the local area since the Land Use Recommendation was adopted.
 - The applicant notes that the WestConnect PEL Final Report came out in 2018, 7 years after the North Plains Area Plan was adopted and that the City of Golden's Integrated Transportation Plan was adopted.
 - The County was aware of potential plans for the Jefferson Parkway to expand when the land use recommendations for the area were developed. It is unclear how the Plans that came out in 2018 may be different from what Staff reviewed during the Plan update. We would need to do more research into what was reviewed for the Plan to determine whether this is a change of circumstance.
 - The inability to sell the property is not typically considered a change of circumstance.

- The North Plains Area Plan has several policies regarding the keeping of livestock on residential lots. (North Plains p. 6) While this lot would not be residential, there are some policies that would be appropriate nonetheless and should be addressed in the written restrictions.
 - (only a portion of this policy may apply) In order to balance the needs of the animals with erosion control, each large animal should have a pen of at least 12' x 12', and access to a fenced turn-out area of at least 12' x 50'. Shade and/or cover should also be provided to protect the animals from both sun and inclement weather.
 - Manure should not be allowed to accumulate so as to cause a hazard to the health, safety and welfare of humans and/or animals.
 - Odors associated with the keeping of large animals in residential areas should not be allowed to affect the community adversely. Owners of existing odor pollution sources should be encouraged to use effective technology to eliminate or mitigate the problem.
 - Stallions and bulls should not be permitted in residential subdivisions with lot sizes of less than 5 acres. Stallions and bulls shall be kept in a pen, corral, or run area enclosed by a 7 foot fence of sufficient strength to contain the animal(s), except when it is necessary to remove them for training, breeding, or other similar purposes.
- Additionally, there is a section in the Plan that specifically discusses Livestock. (CMP p. 27) These policies deal with ensuring the appropriate sized areas for livestock, managing manure, and limiting damage to Onsite Wastewater Treatments System absorption beds.
 - These items should be addressed in the next referral response or written restrictions.

Physical Constraints

- This property is located within a subsidence area. The Plan discourages development in Geologic Hazard areas. Subsidence areas are defined as a major geologic hazard area, whether it is zoned or un-zoned. (CMP p. 114). Development is discouraged in geologic hazard areas. Development should only be allowed in these areas when adequate mitigation can be demonstrated. (CMP p. 34)
 - The ODP shows the subsidence area and contains a note regarding that area. The note says that the geologic and geotechnical report **should** include borings. It does not say that it must include borings, nor does it say whether or not that area could potentially be built on. It should be clearer about what happens depending on the outcomes of the geologic and geotechnical report.
- This property is located within the County's Designated Dipping Bedrock Area. The Dipping Bedrock area is defined as a Geologic Constraint (CMP p. 113) Geologic Constraints need to be addressed by development proposals and mitigation should take into account aesthetics. (CMP p. 34)
 - If all County regulations are followed for mitigation of Dipping Bedrock, this constraint will be addressed.
- This property is in a moderate quality wildlife habitat area. It is recommended that fencing be wildlife-friendly in these areas. (CMP p. 39) This should be addressed in the written restrictions.

Community Resources

- No historic resources are identified on this property in the Historic Resources map. However, the applicant has been working with the Jefferson County Historical Commission to address some of the existing structures on the site.
- This is not within the Front Range Mountain Backdrop area, however, it is very visible from State Hwy 93. The North Plains Area polices specifically call out the visual foreground of State Highway 93 as a visually sensitive area. It goes on to recommend appropriate setbacks, height limitations, building design and separation. (North Plains p. 15)
 - The ODP does address setbacks and height limitations, but does not really address building design and separations.
- The CMP also discusses creating a visual buffer strip along Colorado Highway 93. (CMP p. 42)
 - The ODP lists a 225 foot setback for new structures and a 170 setback for existing structures. This will help to create that buffer strip. However, it appears that parking

could be allowed in this area. We would rather see only open area or grazing within those setbacks.

- The Plan says to minimize light impacts of new development to protect the night sky, avoid pollution, and avoid light or glare trespass on adjacent properties and wildlife habitat. (CMP p. 43)
 - It does not appear that any special lighting is needed for this use. Due to the location west of Highway 93, we recommend that the mountain standards for lighting and signage apply to this site.
- The Plan also promotes the prevention and/or mitigation of offensive odors.
 - Where will the manure be stored? Is there a specific location or perhaps setbacks that could be specified in the ODP?
- Assess and mitigate the use of outdoor speakers, amplified music, and/or paging systems where residential uses could be impacted. (CMP p. 44)
 - The cover letter states that there will not be concerts held in the amphitheater, however, will there be any outdoor speakers or amplified music?

Infrastructure, Water, & Services

- A transportation analysis was complete. Any comments from the Engineering section should be followed.
- The applicant is exploring both the extension of water and sanitation line from North Table Mountain Water and Sanitation District or drilling a well and constructing a new Onsite Wastewater Treatment System (OWTS).
- If a well and OWTS is used, the plan recommends the property be served by both to allow for ground water recharge. (CMP p. 49) So the applicant should not pursue a well and public sanitation.
- Reuse of water is encouraged as allowed by state law. (CMP p. 40)
- If well water is used, the applicant will need to demonstrate that the scale/density of the development is consistent with the amount of water allowed to be used by the well. Hauling of water or rainwater capture is not recommended for human consumption or sanitation. (CMP p. 49)
- The property is served by Fairmount Fire Protection District for fire protection.

JCOS recommends against the development of a tunnel in the rock outcropping due to potential paleontological resources and visual impacts along the Hwy 93 corridor. Jeffco Open Space is always interested in trail connectivity across the county, where it makes sense, in the spirit of expanding a meaningful network. The applicant will need to coordinate with JCOS directly on any proposals to access Open Space land.

Cassidy Clements

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Wednesday, March 16, 2022 6:45 AM
To: Cassidy Clements
Subject: --{EXTERNAL}-- RE: 22-104257 FIRST ELECTRONIC REFERRAL FOR REZONING

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Clements;

We have received the above-referenced referral request. We have reviewed our records, and find that this property is not in our service territory.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



The Energy to Thrive™



From: P&Z Admin <PZAdmin@co.jefferson.co.us>
Sent: Tuesday, March 15, 2022 4:50 PM
Subject: 22-104257 FIRST ELECTRONIC REFERRAL FOR REZONING

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a [Rezoning](#) have been submitted to Jefferson County Planning and Zoning. This case is beginning the [first referral](#) part of the process and your agency's comments are requested. [Please review the specific electronic documents related to the first referral found here.](#) Comments should be submitted [via e-mail](#) to the case manager by the due date below.

Case Number: 22-104257RZ

Case Name: Laramie Ridge ODP

General Location: Southwest corner of State Highway 93 and West 56th Avenue.

Case Type: Rezoning

Case Manager: Cassidy Clements

[Comments Due: March 24th, 2022](#) (if extension is needed, please contact case manager)

Case Manager Contact Information: cclement@jeffco.us, (303) 271-8728

Additional information related to this case can be viewed [here](#). Some of the links on this page that may be helpful are the links to the case file ([public documents](#)), to the Jeffco mapping system ([iMap](#)) and to the case tracking system ([general application details](#)).

In your comments, please indicate whether an additional referral is needed.

<u>Jeffco:</u>	<u>External:</u>	<u>HOA:</u>
Addressing	Golden Planning and Zoning	Apple Meadows Coalition
Cartography	Arvada Planning and Zoning	Bear Tooth Ranch HOA
Engineer (Development Review)	Colorado Department of Transportation	Coal Creek canyon improvement Assoc
Geologist	Lookout Mountain Water & Sanitation District	Estates at North Table Mtn
Historical Commission	Fairmount Fire Protection District	Fairmount Improvement Assoc
Long Range Planner (Development Review)	Denver Regional Council of Governments	Hawthorn Metro District #2
Open Space	Colorado Parks and Wildlife	Jefferson County Horse Council
Public Health	Division of Water Resources	North Table Mountain Village HOA
Road and Bridge – District 1	US Fish and Wildlife	Parkview Villas at Golden Community
Transportation and Engineering	CenturyLink	Plan JeffCo
Historic Commission	Colorado Natural Gas Company	Save the Mesas Inc
	Comcast	Tablerock HOA
	Ditch/Irrigation Company	Wildhorse Homeowners Assoc
	IREA	
	Public Service Company/Xcel	
	United Power (In T2&3S, R71W only-see map)	



March 22, 2022

Cassidy Clements, Case Manager
Jefferson County Planning and Zoning
Transmission via email: kcowan@jeffco.us

Re: **Laramie Ridge Official Development Plan, Case No. 22-104257RZ**
Part of the N ½ of Sec. 16, Twp. 3 South, Rng. 70 West, 6th P.M.
Water Division 1, Water District 7

Dear Cassidy Clements:

We have received your March 15, 2022 referral concerning the proposal to rezone 40.2 acres, comprised of five separate parcels, from Agricultural-Two to Planned Development for a new mixed use campus and headquarters of the Wildlife Protection Solutions nonprofit organization. The purpose of this proposed development is for office use, a campus for wildlife education and fundraising, veterinary clinic, grazing land for domestic animals, rental dwelling units, and rental cabins for visitors.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed water uses and estimated water demand are as follows: household use (3.09 acre-feet/year), commercial use (1.11 acre-feet/year), and stock watering (0.14 acre-feet/year), for a total annual demand of 4.34 acre-feet/year. The proposed water supply was either service from the North Table Mountain Water and Sanitation District (“District”) or a new Arapahoe aquifer well. A will serve letter from the District dated February 9, 2022 was provided committing to providing service to the development. This office has no comments on the water supply if service will be provided by the District. If the property will be divided through a county subdivision process, and the water supply will be a nontributary Denver Basin well, the groundwater should first be decreed in water court prior to the application for a non-exempt well permit.

If you or the applicant have any questions, please contact Wenli Dickinson at 303-866-3581 x8206 or at Wenli.Dickinson@state.co.us.

Sincerely,

Joanna Williams, P.E.
Water Resources Engineer

Ec: Referral no. 29125



Memorandum

To: Cassidy Clements
Planner

From: Patrick O'Connell
Engineering Geologist

Date: March 22, 2022

Re: Laramie Ridge ODP, 5399 State Highway 93, Case No. 22-104257PA

I reviewed the site plan and submitted documents for the subject property. I have the following comment.

1. The site is located within the Jefferson County Designated Dipping Bedrock Area (DDBA), therefore, the applicant may have to provide geologic and geotechnical reports prepared in accordance with Section 25 of the Land Development Regulation and a detailed grading plan with the rezoning application. The grading plan must establish conformance with the requirements of the Zoning Resolution and the geotechnical report which should provide minimum separation (min 10 feet) of overburden soil or fill beneath the anticipated level of the bottom of foundation and the top of bedrock surface. Given the subsequent processes, the reports and grading plan for the DDBA will be required at the subsequent (SDP) process.
2. The western portion of the property has been identified as a non-zoned geologic hazard area due to the subsidence potential as a result of historic mining. The non-zoned geologic hazard does not have the same restrictions as the zoned geologic hazards referenced in Section 38 of Zoning Resolution. Both subsurface and surface mining occurred in this area with the Rocky Mountain No 2 Mine south of West 56th Avenue. The geotechnical and geologic report required as part of the subsequent process (SDP) should include borings in the identified areas to determine risk.

PLANNING ENGINEERING MEMORANDUM

TO: Cassidy Clements, Case Manager
FROM: Nathan Seymour Planning Engineering
DATE: June 30, 2022

RE: 22-104257RZ; Rezoning to Planned Development for wildlife conservation non-profit with office, community, and residential uses at 5399 SH-93.

Staff's understanding of the proposed development is based on the Rezoning application documents and Preliminary Application meeting, which occurred on May 27, 2021. In order to proceed with the proposed development, the applicant will need to go through a Rezoning process according to Section 6 of the Jefferson County Zoning Resolution.

REZONE TO PLANNED DEVELOPMENT ZONE DISTRICT

All comments were addressed in updated trip generation analysis. Applicant sufficiently justified traffic generated can be absorbed by the surrounding network. No additional concerns at time of rezone. With SDP, an updated CDOT access permit will likely be required for 56th Avenue accessing Hwy 93; if volumes on 56th Ave increase by 20% or more, an updated access permit will be required.

CONCLUSION

These comments are based on the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (SDD&TC) and the Jefferson County Transportation Design & Construction Manual (TD&CM). The comments are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Planning and Zoning to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Planning and Zoning reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

If there are any questions, please contact Nathan Seymour at 303-271-8751.

NS
Attachment/Enclosure
c: File

MEMO

TO: Cassidy Clements
 Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
 Jefferson County Environmental Health Services Division

DATE: June 27, 2022

SUBJECT: Case #22-104257 RZ
 Laramie Ridge ODP
 Ethan Watel
 5399 State Hwy 93
 30-161-00-001
 30-162-00-001
 30-162-00-002
 30-162-00-003
 30-162-00-004

The applicant has met the requirements for this rezoning process for the development of this property.

PROPOSAL SUMMARY

Rezoning from Agricultural-Two (A-2) to Planned Development (PD) to create headquarters for int'l wildlife conservation non-profit with office, community, and residential uses.

COMMENTS

Jefferson County Public Health (JCPH) provided comments on February 9, 2015, November 6, 2017 and on June 6, 2018 regarding previous planning cases and on May 21, 2021 regarding the pre-application and March 2, 2022 for the rezoning on this case. JCPH has reviewed the documents submitted by the applicant for this rezoning process and has the following updated comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezoning of this property. NOTE: Items marked with a “✓” indicate that the document has been submitted or action has been taken. **Please read entire document for requirements and information. Please note additional documentation may be required.**

REZONING REQUIREMENTS

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	03/02/2022	Submit a will serve/proof of services letter from the Water and Sanitation District to provide proof of public water and sewer	Water/Wastewater

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
		services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 22.	
✓	06/27/2022	Submit a letter from the North Table Mountain Water and Sanitation District that public water and sanitation is not feasible to the site and that they support the installation of an onsite wastewater treatment system within their boundaries.	Water/Wastewater
✓	06/27/2022	Complete and submit an Onsite Wastewater Report (Form 6001) in accordance with LDR Section 22.B.2. (a). This form can be obtained from the Jefferson County Planning and Zoning Department.	Water/Wastewater
✓	06/27/2022	Submit an engineer evaluation that states a conforming OWTS can be installed to serve all the proposed structures (community center, veterinary clinic, total number of cabins/residences and number of bedrooms in each structure), the total number of employees, and all uses in the proposed development using Appendix A in the Onsite Wastewater Regulations.	Water/Wastewater
✓	06/27/2022	Submit a completed table with the total gallons per day that will be generated at full-build out and maximum occupancy for all existing and proposed uses.	Water/Wastewater
NA	NA as Insight Engineering states OWTSs will meet CDPHE Policy 6	Obtain Site Approval from the Colorado Department of Public Health and Environment (CDPHE) for the installation of an onsite wastewater treatment system should an OWTS exceed 2,000 gallons per day and does not meet CDPHE Policy 6.	Water/Wastewater
✓	03/01/2022	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30.	Environmental Site Assessment
✓	03/01/2022	Submit a complete list of all animals that will be involved in all proposed activities. List the activities and interactions expected as well.	Zoonoses
✓	03/02/2022	Obtain and submit an approval letter from the Colorado Division of Wildlife that states any proposed wildlife will be used for event purposes, if applicable.	Zoonoses

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	06/27/2022	Submit how and type of hand washing facilities will be provided to the public.	Zoonoses
Waived to SDP	Can be Deferred until the Site Development Plan process	Provide additional information on the type of animals that would be treated in the vet clinic and rehabilitated in the rehabilitation center.	Zoonoses

WATER/WASTEWATER

Public Water and Sanitation

Per the cover letter dated February 10, 2022 prepared by Baseline, this property is within the boundaries of the North Table Mountain Water and Sanitation District and water and sewer is available to the proposed development.

A will serve letter dated February 9, 2022 prepared by North Table Mountain Water and Sanitation District (NTM) stating the property is within the NTM boundaries and can be served with public water and public sanitation.

Well Water Supply

The applicant indicated that this development will be served by a combination of existing City of Golden water and a new non-tributary well.

The Colorado Division of Water Resources (CDWR) is the governing authority for wells.

Using well water at this site may require designating the source as a public "community" water supply according to the Colorado Primary Drinking Water Regulations. A community supply means a public water system that supplies at least 15 service connections used by year-round residents or that regularly supplies at least 25 year-round residents. As such, this water supply must comply with the Colorado Department of Public Health and Environment (CDPHE), Colorado Primary Drinking Water Regulations. Contact the Water Quality Control Division (CDPHE) at 303.692.3500 for the application, permitting and monitoring requirements for such a supply.

Or,

Please note that if the well(s) will serve as a drinking water supply for at least 25 of the same people for at least six months per year and is not a community water system then the water supply would meet the definition of a non-transient, non-community water system as defined in the Colorado Primary Drinking Water Regulations. If the onsite well will be used in this manner, please contact the Water Quality Control Division, CDPHE at 303.692.3500.

Or,

Please note that if the well(s) will serve as a drinking water supply that serves a population of at least 25 people per day for at least 60 days per year and is not a non-transient, non-community water system or a community water system then the water supply would meet the definition of a transient, non-community water system as defined in the Colorado Primary Drinking Water

Regulations. If the onsite well will be used in this manner, please contact the Water Quality Control Division, CDPHE at 303.692.3500.

JCPH advises all parties to note that the long-term dependability of any water supply in Colorado, be it surface water, ground water, or a combination of surface water and ground water, cannot be guaranteed. All ground water and surface water supplies are subject to fluctuations in precipitation. During periods of drought, it will be necessary to carefully manage all uses of water so that the basic water supply needs for human health can be met.

Onsite Wastewater Treatment System

JCPH has no records of an onsite wastewater treatment system (OWTS) that serves the four-bedroom single family dwelling and outlying structures. Given that the single-family dwelling was built in 1909, permits for onsite wastewater treatment systems were not issued. Also, the age of this system exceeds the average 25-year lifetime of an OWTS and as such would need to be evaluated by an engineer and may likely require modification, expansion and or replaced if it is expected to serve any of the existing and proposed uses for this rezoning. In a letter dated June 5, 2022 prepared by Insight Engineering, Inc, this system will be abandoned. **At the time of site development, a letter, invoice and or pictures will be required to verify this system has been properly abandoned.**

According to the will serve letter dated February 9, 2022, the property is within the North Table Mountain Water and Sanitation District. Per the current Onsite Wastewater Regulations of Jefferson County:

Section 2.6.

H. No OWTS permit shall be issued to any person when the subject property is located within a municipality or special district that provides public sewer service, except where such sewer service to the property is not feasible in the determination of the municipality or special district, or the permit is otherwise authorized by the municipality or special district.

As such JCPH requested that the applicant obtain a letter from the North Table Mountain Water and Sanitation District stating water and sewer are not feasible for this property to install an onsite wastewater treatment system (OWTS). A letter prepared on June 9, 2022 by Baseline states that a petition has been submitted to the North Table Mountain (NTM) Water and Sanitation District to be removed from their service boundary area. **Please note if the NTM does not approve the petition, a letter from the NTM will be required prior to the issuance of OWTS permits.**

A letter dated June 5, 2022 prepared by Insight Engineering, Inc provided a proposal for three separate OWTS evaluated under CDPHE Policy 6. Each system is less than 2,000 gallons per day. It appears that this will be feasible if the distances between each system meets Policy 6 and or each property is platted in the future as three separate lots with a minimum of five (5) acres each.

To evaluate the possibility of installing an onsite wastewater treatment system for all existing and proposed uses, the applicant must provide the following:

- Complete and submit an Onsite Wastewater Report (Form 6001) in accordance with LDR Section 22.B.2. (a). This form can be obtained from the Jefferson County Planning and Zoning Department. This standard was completed and submitted for review.

- Submit an engineer evaluation that states a conforming OWTS can be installed to serve all the proposed structures (community center, veterinary clinic, total number of cabins/residences and number of bedrooms in each structure), the total number of employees, and all uses in the proposed development using Appendix A in the Onsite Wastewater Regulations at full build-out and maximum occupancy. This standard was completed and submitted for review.
- Submit a completed table with the total gallons per day that will be generated at full-build out and maximum occupancy for all proposed uses. This standard was completed and submitted for review.

By our previous calculation it appeared that the amount of wastewater generated per day will exceed 2,000 gallons per day and as such would require Site Approval from the Colorado Department of Public Health and Environment (CDPHE). Insight Engineering, Inc stated in a letter dated June 5, 2022 that three separate OWTS can be installed and will meet CDPHE Policy 6 and as such would not need to obtain Site Approval from the CDPHE. **At the time of OWTS permitting, should JCPH determine the OWTS do not meet Policy 6, then Site Approval from CDPHE will be required.**

Onsite wastewater treatment systems with an average daily flow of 2,000 gallons per day or more per property must comply with the Colorado Water Control Act, Article 8, Title 25 of the Colorado Revised Statutes, and Regulations adopted by the Colorado Water Quality Control Commission. **Site approval from the Colorado Department of Public Health and Environment is required.** Jefferson County Public Health will provide review and comment to the Colorado Department of Public Health and Environment on the site application.

Prior to installing, altering, upgrading, remediating, or repairing an onsite wastewater treatment system (OWTS) the applicant must receive a permit from Jefferson County Public Health. The applicant must submit an OWTS application, associated documents, and applicable fees to this Department for an approved permit to install the OWTS. Contact Mitch Brown at 303.271.5767 or mlbrown@jeffco.us for more information on this process.

ENVIRONMENTAL SITE ASSESSMENT

JCPH has reviewed the Environmental Questionnaire and Disclosure Statement. The applicant checked "No" on all categories of environmental concern on the cover sheet. From this information, it does not appear that any recognized environmental conditions exist which would negatively impact the property.

ZOOZOSES

Interaction with animals without adequate facilities, vaccination status of animals and the types of animals the public will interact with can expose the public to a variety of diseases. To evaluate the interactions with the animals is acceptable, the applicant was requested to provide the following:

- Submit a complete list of all animals that will be involved in all proposed activities. List the activities and interactions expected as well. A letter dated January 25, 2022 and February 22, 2022 prepared by Baseline states that there will be no wild animals on site except for potentially a bison herd. Other animals would be livestock such as horses. Activities are restricted to monitoring wildlife via cameras for poaching violations.

- Obtain and submit an approval letter from the Colorado Division of Wildlife that states any proposed wildlife will be used for event purposes, if applicable. Per letter dated January 25, 2022 prepared by Baseline, wildlife will not be present on this property.
- Submit how and type of hand washing facilities will be provided to the public. This information must still be provided as the public may have contact with livestock. In a letter revised on June 9, 2022, the applicant states handwashing facilities will be available to the public and employees inside the office building or within an agricultural building at the homestead.
- We strongly advise that the livestock animals that will interact with people be vaccinated for rabies as terrestrial rabies exists in Colorado. Please note all dogs are required to be vaccinated for rabies.
- We strongly recommend posting signs informing individuals to avoid wildlife and to keep animals on leash preventing them from roaming free.

The applicant also stated in the cover letter dated February 10, 2022 prepared by Baseline that wildlife is monitored via cameras throughout numerous locations for poaching activities and there will be no wildlife on site or any interaction with wildlife. The applicant did state that domestic livestock, which includes potentially a bison herd, would be boarded at the facility. See the following statement from the applicant:

“The only animal likely proposed to be onsite full-time is a small bison herd and boarding of horses, llamas, alpacas, swine and other animals under the term livestock.”

However, the applicant also indicates there will be a veterinary clinic and rehabilitation center located on the property.

- At the time of site development, the applicant must provide the additional information on the type of animals that will be treated in the veterinary clinic, rehabilitated in the rehabilitation center, and taken into the animal evacuation center. A letter dated January 25, 2022 prepared by Baseline stated that the veterinary and animal evacuation center is contemplated, but not certain.

AIR

Land development activities that are less than 25 contiguous acres and less than 6 months in duration are exempt from permitting and do not need to report air emissions to the Air Pollution Control Division. However, the developer must use sufficient control measures and have a dust control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State.

If allowed under the proposed zoning for this site, any business in Colorado that emits air pollutants may be required to report its emissions and/or apply for a permit. Submitting an Air Pollutant Emissions Notice (APEN) may be required to report emissions or apply for a permit. The Colorado Department of Public Health and Environment, Air Pollution Control Division (APCD) will determine if the above permits are required. Contact the APCD at 303.692.3100 for more information.

Note: Process equipment, such as emergency generators, may be required to be permitted and have an APEN. Contact the Air Pollution Control Division at 303.692.3100.

Please be advised that a vehicle tracking pad or equivalent should be placed at egress points to prevent off property transport of materials during construction.

You may be subject to State and Federal regulations if you demolish, perform destructive salvage, de-construction, level (etc.) all of a structure or structural components, or if you move a house, regardless of the level of asbestos present in a structure. For **ALL** demolition projects the structure or area of the structure to be demolished **must be inspected for asbestos** by a Colorado-certified asbestos inspector. In addition, any necessary asbestos removal may have to be performed by a Colorado-certified general abatement contractor before it is disturbed by renovation or demolition activities. Removal, in accordance with the Colorado Department of Public Health and Environment (CDPHE), Air Quality Control Commission Regulation No. 8, Part B, is required if the amount of asbestos containing material (ACM) that is friable or will become friable during demolition exceeds the trigger levels. An asbestos abatement contractor must remove the ACM at the trigger level of:

- For Single-Family Residential Dwellings (SFRDs): 50 linear feet on pipe; 32 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.
- For Public and Commercial Buildings (other than SFRDs): 260 linear feet on pipes; 160 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.

In addition, all ACM waste must be disposed of at an approved asbestos waste disposal site, regardless of the quantity or the necessity for a notice/permit per the Solid and Hazardous Waste Commission's Regulation 6 CCR 1007-2 Part 1, Section 5.

Please note: buildings of any age may contain ACM and violations of asbestos regulations can result in monetary penalties and project delays.

You must provide notification for all demolitions and all asbestos abatement projects that exceed the trigger levels, whichever is the lesser quantity. This requirement applies to both friable and nonfriable asbestos materials. Additionally, you must obtain a permit for the abatement of friable asbestos projects where the quantity of ACM to be abated exceeds the trigger levels (whichever is the lesser quantity) and the work is in an area of public access. A Demolition Notification Application Form must be submitted to the CDPHE, **even if no asbestos was found during the inspection**, for more information or forms contact the Asbestos Compliance Assistance Group at 303-692-3100 or cdphe.asbestos@state.co.us

ODORS

Odors that are detectable off property that are impacting neighbors may be in violation of state regulations. This Department responds to complaints regarding detectable odors and uses the Colorado Air Quality Control Commission Odor Emission Regulation Number Two for any enforcement action necessary.

RADON

As of January 2019, to address the health hazard associated with radiation from radon gas, all new residential construction in Jefferson County must have a radon mitigation system installed in

accordance with the Land Development Regulation Section 27 and the International Residential Code, Appendix F.

HAZARDOUS WASTE

Should suspected contaminated, stained, or discolored soil(s) or groundwater be encountered during the construction phase of the proposed development, the contractor must cease operations and contact a professional engineer licensed in Colorado or equivalent expert to further evaluate the soil and/or groundwater conditions, the nature and extent of the contamination, and determine the proper remediation and disposal of the contaminated material. The contractor must contact the Colorado Department of Public Health and Environment, Hazardous Materials and Waste Management Division at 303.692.3320.

LANDSCAPE/MANURE

Landscaping plans should include appropriate water conservation measures. The use of native plant species and/or xeriscaping is strongly encouraged to minimize water quality impacts in the area.

Manure shall be properly disposed of, and the site maintained so that manure does not enter the adjacent watershed or create an odor issue. In addition, the accumulation of manure shall not be allowed on the site to cause a hazard to the health, welfare, or safety of humans and/or animals per the Jefferson County Zoning Resolution. Please note: JCPH responds to complaints regarding detectable odors and uses the Colorado Air Quality Control Commission Odor Emission Regulation Number Two for any enforcement action necessary.

NOISE

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate that commercial areas must comply with the following maximum noise levels 25 feet from the property lines:

- 60dB(A) from 7:00 a.m. to 7:00 p.m.
- 55dB(A) at all other times.

REGULATED FACILITIES

Certain commercial uses may be subject to plan reviews, inspections, licensing and/or permitting by this Department, or referred to State agencies. Regulated uses include the following: Campgrounds, Child Care Centers/Schools, Food Service Establishments/Grocery Stores.

NOTE: These case comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Public Health to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Public Health reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

Cassidy Clements

From: Nancy York
Sent: Thursday, August 18, 2022 11:27 AM
To: Cassidy Clements
Subject: Jeffco Open Space Comments on Rezoning Case No. 22-104257 RZ

Hi Cassidy,

Please see 2nd referral comments from Jeffco Open Space (JCOS) below. Apologies for the delay, and although we weren't noticed on second referral due to system error, grateful to share one last message below.

Jeffco Open Space (JCOS) has had a long-standing interest in a multi-modal connection between North Table Mountain Park and White Ranch Park, including a possible crossing at the intersection of W. 56th Ave./Highway 93.

We believe this will be of great benefit to the residential development in the immediate area and beyond. At the time of Site Development Plan, we look forward to discussing options with the landowners/developers.

Thanks so much,
Nancy

Nancy York
Strategic Planning Program Manager
she/her
303.271.5966, 303.570.3608 cell, jeffco.us



CURRENT ZONING

Section 33 - Agricultural District

(orig. 3-26-13)

A. Intent and Purpose

1. The Agricultural Zone Districts are intended to provide for limited farming, ranching and agriculturally related uses while protecting the surrounding land from any harmful effects. (orig.3-26-13)
2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific agricultural zone district. (orig.3-26-13)
3. The Agricultural Zone Districts are divided as follows: (orig.3-26-13)
 - a. Agricultural-One (A-1)
 - b. Agricultural-Two (A-2)
 - c. Agricultural-Thirty-Five (A-35)
4. A revision in March, 1972, increased the minimum land area for the Agricultural-One district to 5 acres. (orig.3-26-13)
5. A revision in March, 1972, increased the minimum land area for the Agricultural-Two district to 10 acres. (orig.3-26-13)

B. Permitted Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Single Family Dwelling, Barn, Stable, Silo, Corral, Pens, and Runs.	X	X	X
General Farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. See general requirements below.	X	X	X
Poultry hatcheries and farms, fish hatcheries and dairy farms.	X	X	X
Greenhouse and nursery, including both wholesale and retail, provided products sold are raised on the premises.	X	X	X
Forestry farming, including the raising of trees for any purpose.	X	X	X
Fur farm and raising of rabbits, chinchillas and other similar animals.	X	X	X
Public Park, Class I public recreation facilities, Class II public recreation facilities are permitted only if the site is in compliance with the current minimum lot size requirement.	X	X	X
Veterinary hospital	X	X	X
Cemetery, mausoleum, mortuary and related uses.	X	X	X
Beekeeping operations	X	X	X
Oil and gas drilling and production subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder.	X	X	X
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X
Water supply reservoir and irrigation canal	X	X	X

C. Accessory Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Accessory structures including private garage, and storage sheds	X	X	X
Roadside stand for operation during not more than 6 months in each year for the sale of farm products raised or produced on the premises, provided such stands are located no less than 30 feet distance from any street, highway, or right-of-way line.	X	X	X
Private building and kennels for housing dogs, cats or similar domestic pets. On legal non-conforming lots or parcels smaller than the minimum lot size, the maximum total number of dogs, cats and similar domesticated pets which may be kept shall be 3. Litters of puppies or kittens may be kept until weaned.	X	X	X
Temporary storage of defensible space equipment and debris associated fuel break and forest management thinning in accordance with defensible space, fuel break and forest management programs as specified in this Zoning Resolution and Land Development Regulation.	X	X	X
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met.	X	X	X
Accessory uses per the Accessory Use Section of the Zoning Resolution.	X	X	X

D. Special Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Sewage treatment plant	X	X	X
Religious Assemblies and related uses, rectory, parish house and schools.	X	X	X
Radio, television and microwave transmission and relay towers and equipment; meteorological data collection towers and equipment; low power, micro-cell and repeater telecommunications facilities, including antenna and towers.	X	X	X
Cable television reception station	X	X	X
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal care boarding home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit not located within 750 ft of another similar type home or shelter.	X	X	X
State licensed daycare center or preschool or nursery.	X	X	X
Arborist or tree service	X	X	X
Natural resource transportation and conveyance systems	X	X	X
Public Kennel or cattery	X	X	X
Public riding academy or stable	X	X	X
Camps, campgrounds, picnic grounds, and lodges or other similar facilities. Specific conditions and limitations for use, including maximum periods of visitor occupancy and types or maximum numbers of occupied vehicles or sites, will be established as terms of the Special Use approval.	X	X	X
Oil and gas drilling and production, where located within a subdivision platted and recorded in the records of the Clerk and Recorder. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of the Zoning Resolution, except as modified in the resolution approving the Special Use.	X	X	X
Class I, II, III Commercial Recreational Facilities. Class II public recreational facilities on sites which do not meet the current minimum lot size requirement. Class III public recreational facilities.	X	X	X

Uses	A-1	A-2	A-35
Limited sawmill operation use in support of defensible space, associated, fuel break, forest insect and disease control, and forest management programs as required under the Zoning Resolution and Land Development Regulations.	X	X	X
Trap, skeet or rifle range		X	X
Recycling transfer station, Type I or Type II: the facility shall only accept trees and slash generated from local efforts associated with regulatory/ voluntary defensible space, fuel break and forest management plans, and Pine Beetle control programs.		X	X
Dangerous and wild animal ranching, training, sales and exhibition provided that the property is 10 acres or greater and such use is in compliance with the General Provisions and Regulations Section of this Zoning Resolution.		X	X

E. Lot and Building Standards (orig. 3-26-13; am. 7-17-18)

Districts	Front Setback	
	Primary Structure/All Garages	All Other Accessory Structures
A-1, A-2, A-35	50 ft.	Livestock – 75 ft. Pens/Runs/Structures ¹ – 100 ft. All Other Accessory Building – 50 ft.
Districts	Side Setback	
	Primary Structure/All Garages	All Other Accessory Structures
A-1, A-2, A-35	Side	Side to Street
	30 ft.	50 ft.
Districts <th colspan="2">Rear Setback</th>	Rear Setback	
	Primary Structure/All Garages	All Other Accessory Structures
A-1, A-2, A-35	50 ft.	50 ft.

¹ Applied to all pens, runs, and structures utilized for fur farms, poultry farms, kennels and catteries.

Districts	Building Height	Lot Size (see a & b below)
A-1	35 ft.	5 Acre (217,800 s.f.)
A-2	35 ft.	10 Acre (435,600 s.f.)
A-35	35 ft.	35 Acre (1,524,600 s.f.)

1. Lot Standards

- a. The minimum lot area for any use permitted in this district shall be the lot size stated above unless the lot falls within the provisions set forth in the Non-Conforming Lot Size provision below. (orig.3-26-13; am. 7-17-18)
- b. The minimum lot area for a lot developed through the rural cluster process shall be as set forth in the Land Development Regulation. (orig.3-26-13)

F. Fences

1. Maximum Fence Height: 7 feet. (orig.3-26-13)
2. Fences over 42 inches in height are allowed within the front setback. (orig. 7-17-18)

3. Electric fences are permitted provided the electrical fence device is in compliance with Colorado State Department of Agriculture specifications. No electric fence is allowed as boundary or perimeter fence on lot lines abutting residential zone districts. (orig.3-26-13)
4. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig.3-26-13)

G. General Requirements

1. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig.3-26-13)
2. No structure may be erected placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig.3-26-13)

H. Animals

1. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and 50 feet of the side and rear lot lines. (orig.3-26-13)
2. Stallions shall be kept in a pen, corral or run area enclosed by a 6 foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig.3-26-13)
3. On legal non-conforming lots or parcels smaller than the minimum lot size, the following is the density per acre limitation for horses, mules, donkeys, sheep, cattle, goats, swine, buffalo, and other large domesticated animals: (orig.3-26-13; am. 7-17-18)
 - a. The minimum square footage of open lot area, available to animals, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of such animals that may be kept shall not exceed 4 per 1 acre. (orig.3-26-13; am. 7-17-18)
 - b. Offspring of animals on the property may be kept until weaned. (orig.3-26-13)

I. Non-conforming Lot Size

1. Planning and Zoning shall only permit the use of any unplatted Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned tract or parcel that is less than 5 acres, 10 acres, or 35 acres respectively, provided that all of the following provisions are met. (orig. 9-6-77; am. 11-6-79; am. 6-16-80; am. 7-2-97; am. 12-17-02; am. 3-3-15; reloc. & am. 7-17-18)
 - a. The parcel, tract or lot existed in its current configuration prior to March 6, 1972. (orig. 9-6-77; am. 6-16-80; reloc. & am. 7-17-18)
 - b. The property is 1 acre in size or greater. (orig. 6-16-80; reloc. 7-17-18)
 - c. Use of the property shall conform with current use regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts. (orig. 9-6-77; am. 7-2-97; reloc. & am. 7-17-18)
 - d. Any new construction or structural alteration shall conform with current setback and height regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts. (orig. 9-6-77; am. 7-2-97; reloc. 7-17-18)
 - e. Requirements of Public Health for water and sanitation shall be complied with prior to the Building Permit being issued. (orig. 9-6-77; am. 12-17-02; am. 4-20-10; reloc. 7-17-18)

2. Planning and Zoning shall only permit the use of any Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned lot which was platted without County approval provided that the provisions of paragraphs I.1.a through I.1.e above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am. 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)
3. Planning and Zoning shall only permit the use of any Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned lot which was platted with County approval prior to time said lot was zoned, provided that the provisions of paragraphs I.1.b. through I.1.e. above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)
4. Planning and Zoning shall only permit the use of any zoned lot which was platted with County approval subsequent to the date it was zoned provided that the provisions of paragraphs I.1.c. through I.1.e. above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)

ADDITIONAL CASE DOCUMENTS

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date 7.20.06 Initials AP

- Determined Eligible- NR
- Determined Not Eligible- NR
- Determined Eligible- SR
- Determined Not Eligible- SR
- Need Data
- Contributes to eligible NR District
- Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF2585
2. Temporary resource number: 5399 SH 93
3. County: Jefferson
4. City: Golden
5. Historic building name: Unknown
6. Current building name: Bonvue or Ramstetter Ranch
7. Building address: 5399 State Highway 93, Golden, CO 80403
8. Owner name and address: Eric and Jennifer Ramstetter
634 Lower Dover Road
Brattleboro, VT 80401

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3S Range 70W, NW 1/4 of NE 1/4, NW 1/4 of SW 1/4 of NE 1/4 of section 16
10. UTM Reference (corners of polygon):

A. (NW Corner):	<u>1 3</u> ; <u>4 8 0 2 8 0</u> mE	<u>4 4 0 5 1 4 0</u> mN	<i>see other UTM's on previous site form</i>
B. (SW Corner):	<u>1 3</u> ; <u>4 8 0 1 9 0</u> mE	<u>4 4 0 4 7 3 0</u> mN	
C. (SE Corner):	<u>1 3</u> ; <u>4 8 0 3 7 0</u> mE	<u>4 4 0 4 6 9 0</u> mN	
D. (NE Corner):	<u>1 3</u> ; <u>4 8 0 6 4 0</u> mE	<u>4 4 0 5 1 6 0</u> mN	
11. USGS quad name: Golden Year: 1965 (Revised 1994) Map scale: 7.5' X 15'
12. Lot(s): N/A Block: N/A Addition: N/A Year of Addition: N/A

13. Boundary Description and Justification: The site boundary is a polygon drawn to encompass the buildings and other major manmade features associated with this historic farm. The boundary includes the main cluster of farmstead buildings as well as open farm/pasture land associated with livestock raising activities. The property contains nearly 28 acres.

III. Architectural Description

14. Building plan (footprint, shape): see Item #21
15. Dimensions in feet: see Item #21
16. Number of stories: see Item #21
17. Primary external wall material(s) (enter no more than two): see Item #21
18. Roof configuration: (enter no more than one): see Item #21
19. Primary external roof material (enter no more than one): see Item #21
20. Special features (enter all that apply): see Item #21

21. General architectural description:

This 28-acre ranch contains a grouping of ten (10) associated historic agricultural buildings and structures situated north of Golden on the west side of State Highway 93, south of Van Bibber Creek and West 58th Avenue. These features include a farmhouse, two silos, and a number of specialized utilitarian buildings associated with animal husbandry. Lack of access and visibility has resulted in architectural descriptions of limited detail. Each historic feature is described below and depicted on the attached site sketch map.

✓ Farmhouse (Feature 1)

Built in 1909, the historic farmhouse is a large 1½-story, rectangular-plan Vernacular Wood Frame building with a moderately-pitched side-gable roof. It measures 32 feet wide and approximately 53 feet long. Two evenly paced gabled dormers each containing tandem windows are symmetrically placed on both the east and west sides of the house. Its exterior walls are clad with horizontal board siding. The house is fenestrated with single and tandem sets of double-hung, 1/1 windows. The main entry appears to be on the north elevation. The building appears to be in very good condition and no major alterations were noted

Late 19th & Early 20th Century American Movements

exposed rafter ends, overhanging eaves

✓ Barn (Feature 2)

This low, single-story, rectangular-plan brick or tile block building has an asymmetrically-sloped gable roof with a south-facing clerestory. The barn measures 37.5 feet wide and 80 feet long. The clerestory is fenestrated with a central ribbon of 22 narrow windows. The south elevation features large openings near the building's east end, and a bank of square windows near the opposite (west) end. No openings are present on the north elevation, and one large opening is present on the barn's east side. The barn appears to be in good condition, and no alterations were observed.

Silo (eastern) (Feature 3)

✓ This historic feature is a cylindrical red tile block grain silo located near the west end of the barn (Feature 2). The open-topped silo represents a typical example of a standardized design replicated throughout the plains of Colorado. It measures 40 feet high and is approximately 16 feet in diameter. The silo appears to be in very good condition.

✓ Silo (western) (Feature 4)

This cylindrical red tile block grain silo is located on the north side of the driveway that accesses the ranch complex from Highway 93, directly north of the house. It is similar in design and size to the other silo (Feature 3) on the site, and appears to be in very good condition.

Loafing Shed with additions (Feature 5)

✓ This long, low-slung structure is the northernmost feature in the Ramstetter or Bonvue Ranch. It consists of three parts: an open, six-bay loafing shed (pole barn) divided by log pole roof supports; a long stone structure identified as a "utility shed" by the Jefferson County Assessor, attached to the south end of loafing shed, and fenestrated with numerous small windows; and a small, probably non-historic, plywood-clad wood frame shed attached to the north end of the loafing shed. The loafing shed is covered by a very low-pitched shed roof. A fenced corral adjoins the open, east side of the loafing shed. The stone section appears to be constructed of locally quarried buff-colored sandstone, and is covered by a gable roof. The entire structure measures approximately 150 feet long and 18.5 feet wide.

✓ Loafing Shed (central) (Feature 6)

This probable historic structure is a long, narrow wood frame loafing shed (pole barn) covered by an asymmetrically-sloped side gable roof. According to the Jefferson County Assessor, this "pole barn" measures 19.5 feet wide and 80 feet long. The east side of the loafing shed is open, and is divided into 8 bays. The other elevations appear to be clad with horizontal wood siding. A fenced corral adjoins the open side of the loafing shed.

gable roof

Hay Shed (Feature 7)

✓ Situated west of and behind a loafing shed of similar design (Feature 6), this historical structure is a long, narrow wood frame building covered by an asymmetrically-sloped side gable roof. According to the Jefferson County Assessor, this "pole barn" measures 24 feet wide and 105.5 feet long. The hay shed is set into the base of a small rocky outcrop or hogback. The east side of the hay shed is open, and is divided into 10 bays. The other elevations appear to be clad with horizontal wood siding. The hay shed appears to be in very good condition.

Equipment Shed (Feature 8)

✓ This rectangular-plan structure is located directly northeast of the farmhouse (Feature 1). According to the Jefferson County Assessor, the structure measures 62.5 feet long and 27 feet wide. It is covered by a low-pitched side-gable roof with flush eaves. The equipment shed is partially constructed of brick, and the structure's roof is clad with corrugated sheet metal. The long axis of the shed is aligned E-W, and the south side features six bays, at least two of which are sealed by garage doors. The equipment shed appears to be in very good condition.

Loafing Shed (southernmost) (Feature 9)

✓ This long, low-slung structure is the southernmost feature in the Ramstetter/Bonvue Ranch. It consists of an open, 10-bay loafing shed (facing east) and an attached enclosed room at its north end. According to the Jefferson County Assessor, this "pole barn" measures 120 feet long and 20.5 feet wide. The loafing shed is covered by a very low-pitched shed roof. A fenced corral adjoins its open east side.

Unidentified Small Outbuilding (Feature 10)

Bunkhouse?

✓ This feature is a small wood frame building of unknown function, located directly east of the equipment shed (Feature 8). The rectangular-plan structure is clad with horizontal board siding, and is covered by a gable roof. The building is fenestrated with narrow double-hung windows. According to the Jefferson County Assessor, this "utility shed" measures 18 feet long and 12 feet wide. The building appears to be in very good condition. Possible functions include a tack room or bunkhouse.

Late 19th + Early 20th Century American Movements

22. Architectural style/building type: The farmhouse is a Vernacular Wood-Frame building. The associated agricultural buildings are utilitarian structures representing no specific architectural style(s).
23. Landscaping or special setting features: The ranch building complex occupies a picturesque setting at the edge of the foothills north of Golden. A prominent hogback (scarred by extensive clay mining) rises directly west of the site, and several ranch buildings directly abut a very small but steep hogback outcrop which has also been prospected for clay.
24. Associated buildings, features, or objects: None other than those on site as described in #21, above.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1909 - farmhouse
Source of information: Jefferson County Assessor's property record for parcel no. 30-161-00-001. Dates for the associated agricultural buildings are not available.
26. Architect: Unknown
Source of information: N/A
27. Builder/Contractor: Unknown
Source of information: N/A
28. Original owner: Unknown
Source of information: N/A

Resource Number: 5JF2585

Temporary Resource Number: 5399 State Highway 93

29. Construction history (include description and dates of major additions, alterations, or demolitions):

Due to the lack of readily available archival records, historical photographs of the property, or informants, the construction history of this ranch is obscure. According to the Jefferson County Assessor, the farmhouse was constructed in 1909. The remaining nine structures recorded were judged to have been built more than 45 years ago (before 1960), based on architectural characteristics observed.

30. Original location X Moved Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Agriculture

32. Intermediate use(s): None

33. Current use(s): Agriculture

Site type(s): Farmstead

34. Historical background:

This ranch occupies land within Section 16 of T3S, R70W, which along with Section 36 of the same township was transferred by the U.S. Government to the State of Colorado in 1875 and set aside as school grant lands. At an undetermined later date the land was sold and converted from public to private ownership. According to historian Steve Mehls, the ranch was settled by Otto and Bertha Ramstetter. Otto's parents, Henry and Matilda Ramstetter, had earlier (1899) homesteaded a 160-acre ranch closer to Golden, between Tucker Gulch and Clear Creek Canyon. It appears that the ranch at 5399 State Highway 93 was established on a portion of the original Ramstetter homestead. The farmhouse was built in 1909; presumably construction of other agricultural buildings soon followed. The site has served continuously since the early 20th century as a working livestock ranch. The parcel containing the ranch buildings currently encompasses approximately 28 acres. The ranch property is currently owned and operated by descendant Eric Ramstetter and his wife Jennifer Ramstetter.

35. Sources of information:

Master Title Plat and Historical Index pages for Township 3 South, Range 70 West, on file at the Bureau of Land Management State Office, Lakewood, Colorado;

Jefferson County Assessor's property record for Parcel No. 30-161-00-001.

Landscape Inventory Form for 5JF2585, prepared by Steven F. Mehls of Western Historical Studies, Inc., 2001. On file at the Colorado Historical Society/Office of Archaeology and Historic Preservation.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No X Date of designation: N/A
Designating authority: N/A

38. Applicable National Register Criteria:

- X A. Associated with events that have made a significant contribution to the broad pattern of our history;
 B. Associated with the lives of persons significant in our past;
X C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 D. Has yielded, or may be likely to yield, information important in history or prehistory.
 Qualifies under Criteria Considerations A through G (see Manual)
 Does not meet any of the above National Register criteria

39. Area(s) of significance: Agriculture, Architecture

40. Period of significance: 1909-1960

Resource Number: 5JF2585

Temporary Resource Number: 5399 State Highway 93

41. Level of significance: National ___ State ___ Local X
42. Statement of significance: This property was previously recorded in 2001 by Steven Mehls of Western Historical Studies, Inc. in for the City of Golden-sponsored Cultural Landscape Survey of the Golden Legacy Project. Mehls evaluated the ranch site as "Field Eligible" under Criteria A and B but no official determination from OAHP has been made to date. FHU re-evaluated the property and also recommends a determination of NRHP-eligible, under Criteria A and C. It is a very well-preserved and extensive livestock ranch building complex from the early 20th Century, which effectively reflects the agricultural heritage of northern Jefferson County. The assemblage of historical structures – a house and specialized outbuildings – is remarkably intact, and together constitutes an excellent example of a livestock ranch in Jefferson County. The historic character and integrity of the ranch has not been compromised by the addition of modern agricultural buildings.
43. Assessment of historic physical integrity related to significance: This ranch building complex is very well preserved, with no modern buildings added. The property retains its historical appearance, and exhibits excellent integrity.

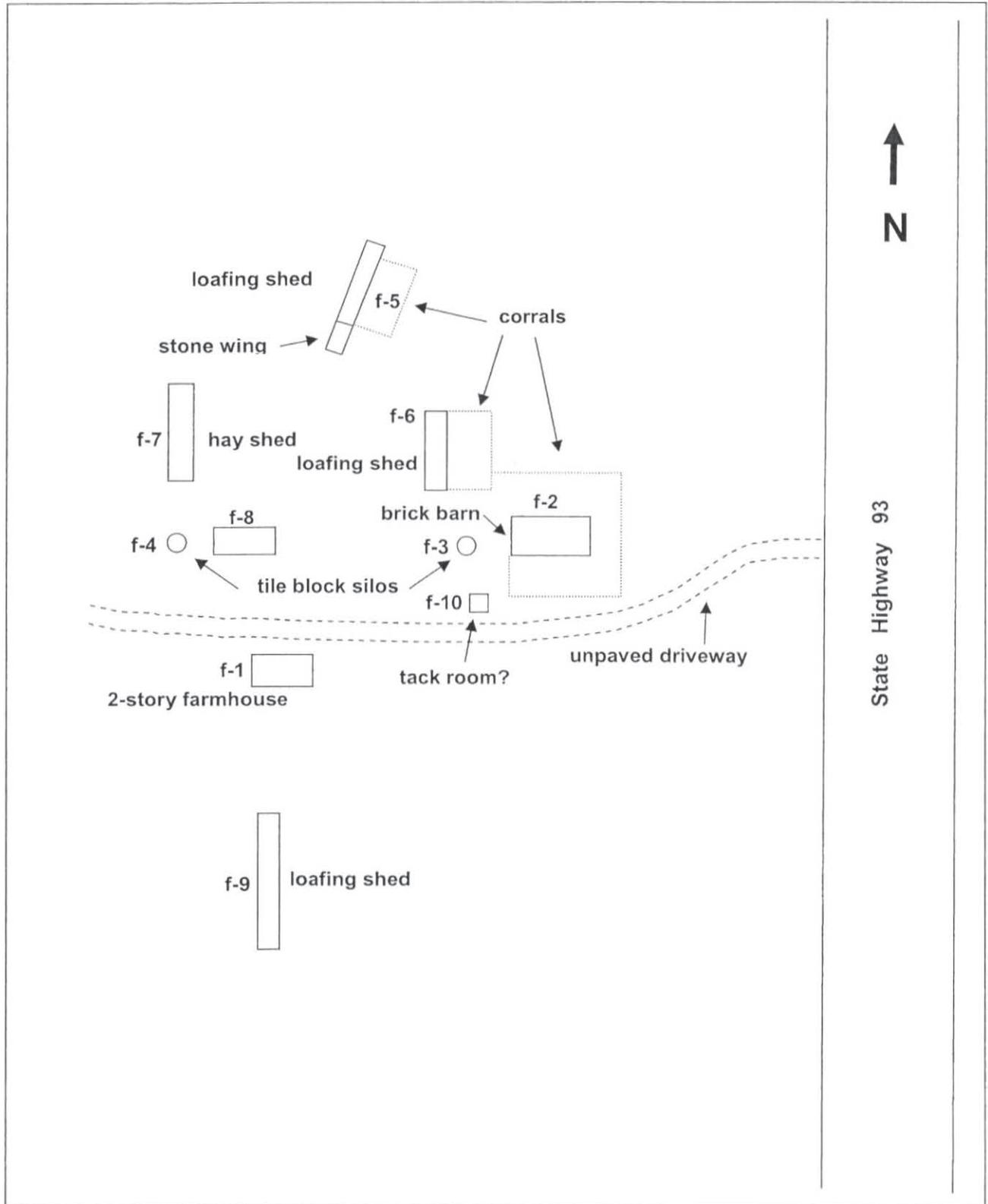
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible ___ Not Eligible ___ Need Data _____
45. Is there National Register district potential? Yes X No ___
Discuss: The site contains a significant concentration of well-preserved historic buildings and structures associated with historic ranching activities.
- If there is National Register district potential, is this building: Contributing X (all) Noncontributing ___
46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll NWC-BW-3, Frame 37; Roll 4, Frames 1-14
Negatives filed at: Felsburg Holt & Ullevig, Centennial, CO
48. Report title: Historic Architectural Resources Survey Report, Northwest Corridor Environmental Impact Statement
49. Date(s): May 6, 2005
50. Recorder(s): Jason Marmor (with assistance from Dawn Bunyak, Goodbee & Associates)
51. Organization: Felsburg Holt & Ullevig (FHU)
52. Address: 6300 S. Syracuse Way, Suite 600, Centennial, CO 80111
53. Phone number(s): (303) 721-1440

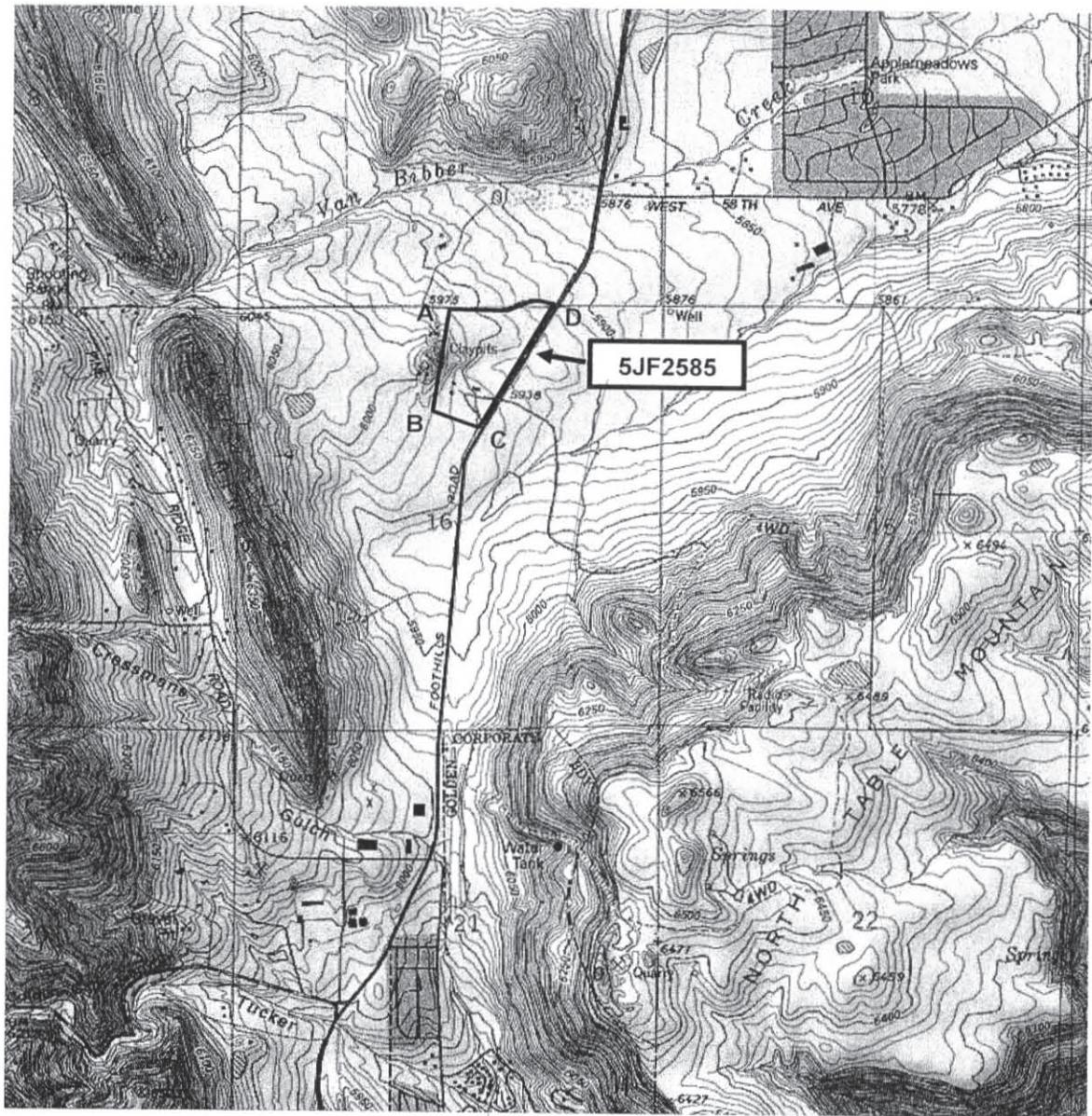
Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
(303) 866-3395



Sketch map of the Ramstetter or Bonvue Ranch, 5399 State Highway 93 (5JF2585)

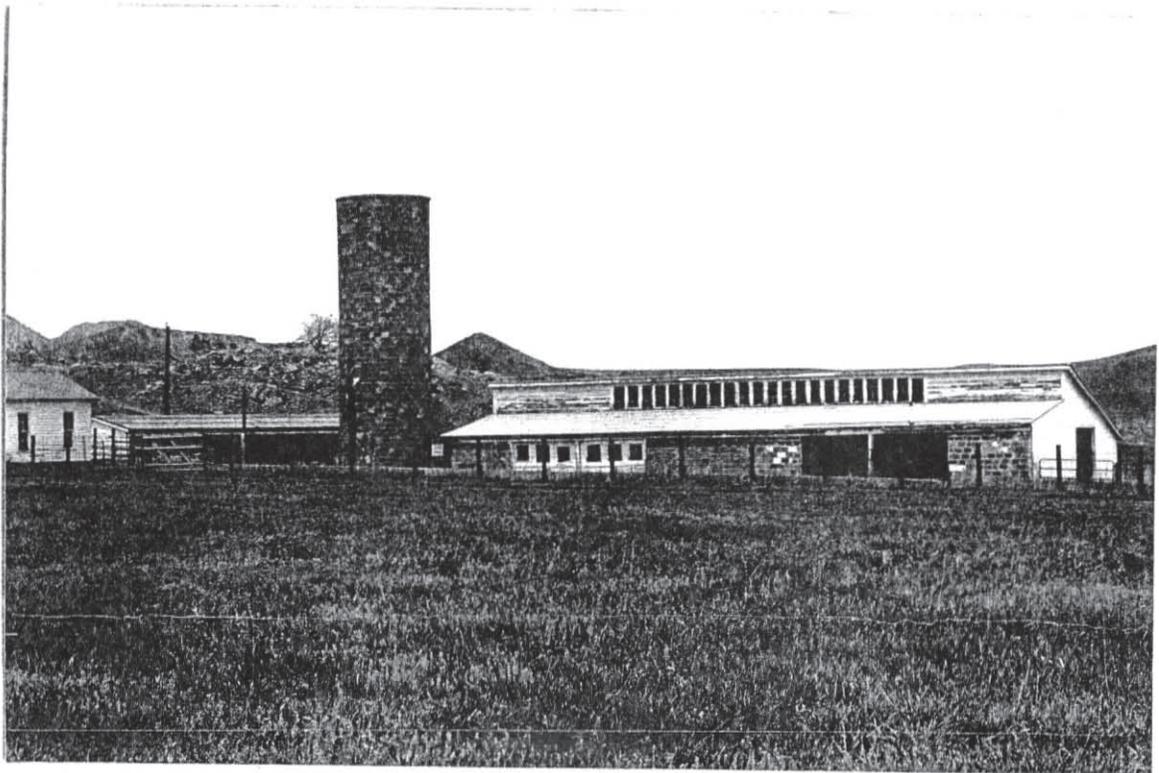
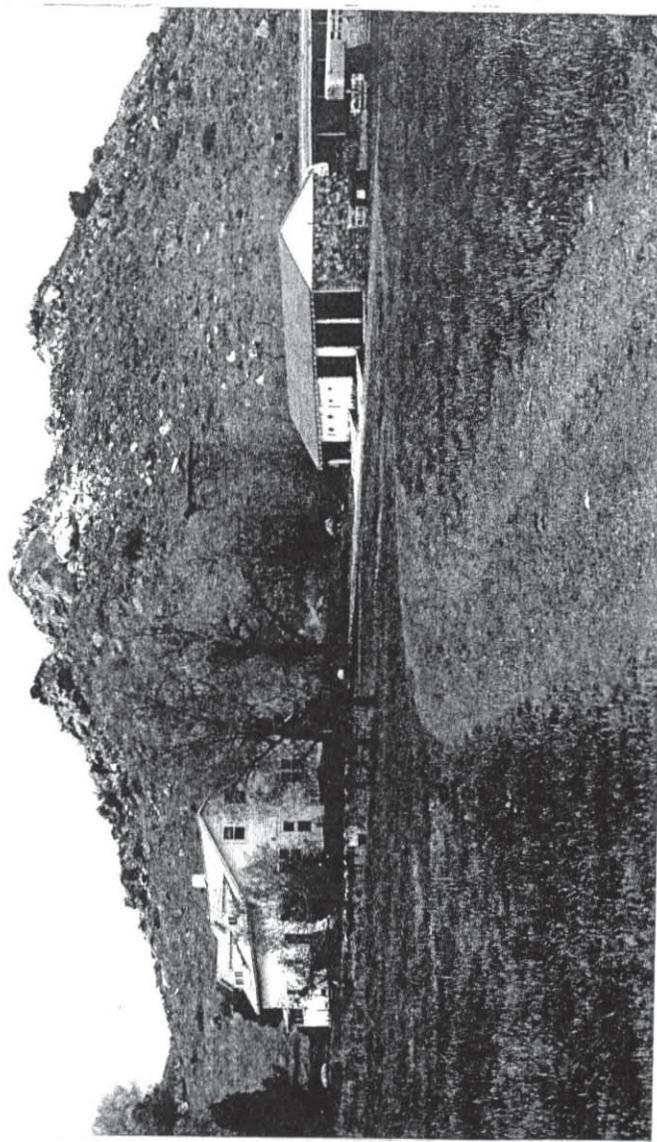
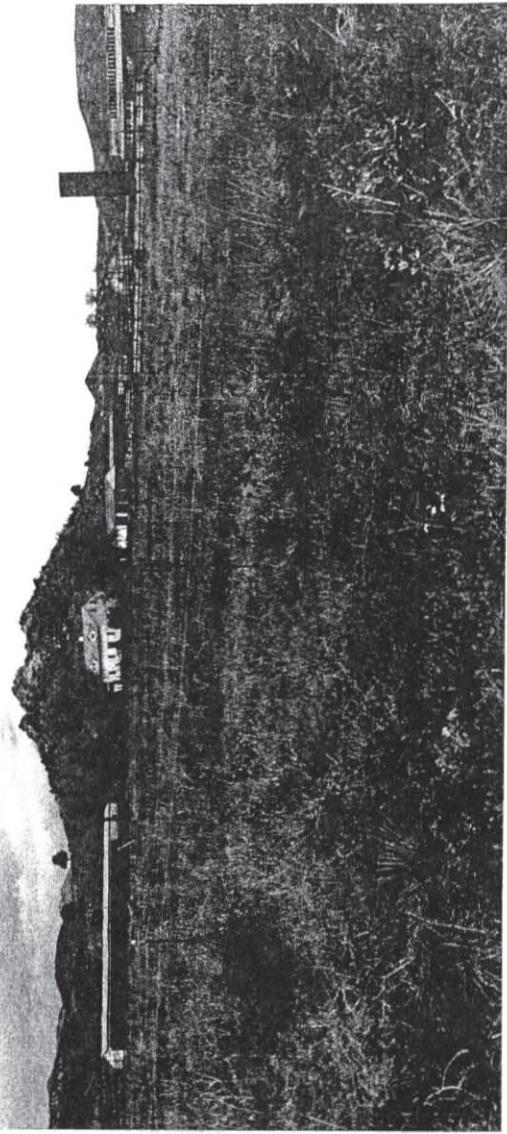
Resource Number: 5JF2585

Property Name: 5399 State Highway 93, Golden Vicinity



Source: USGS Golden, Colorado (1965; revised 1994) topographic quadrangle.

See other map



5399 State Hwy. 93, Golden vicinity
5JF3852 2585
Overview of site, looking NW

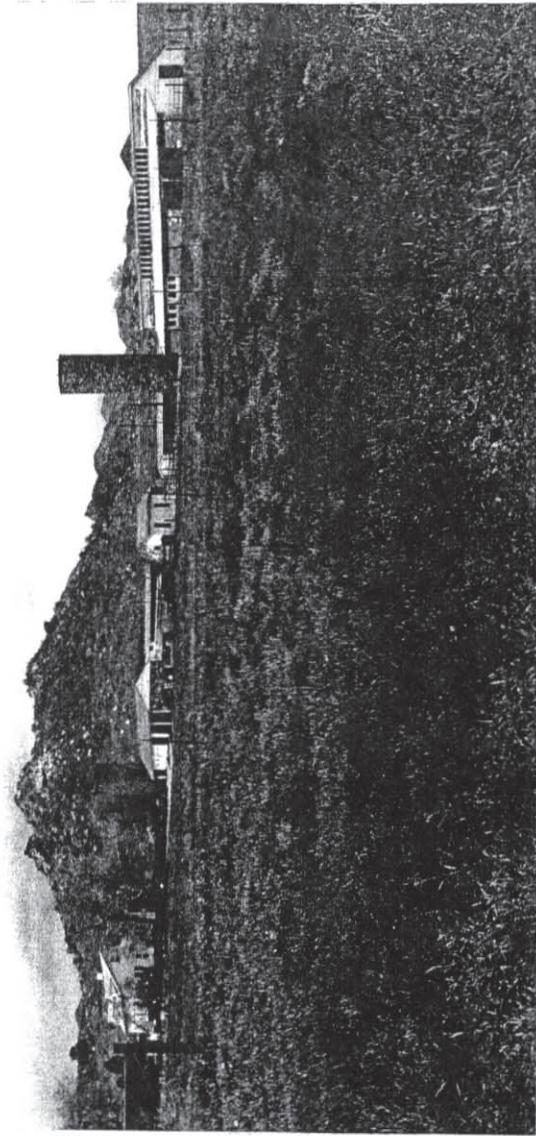
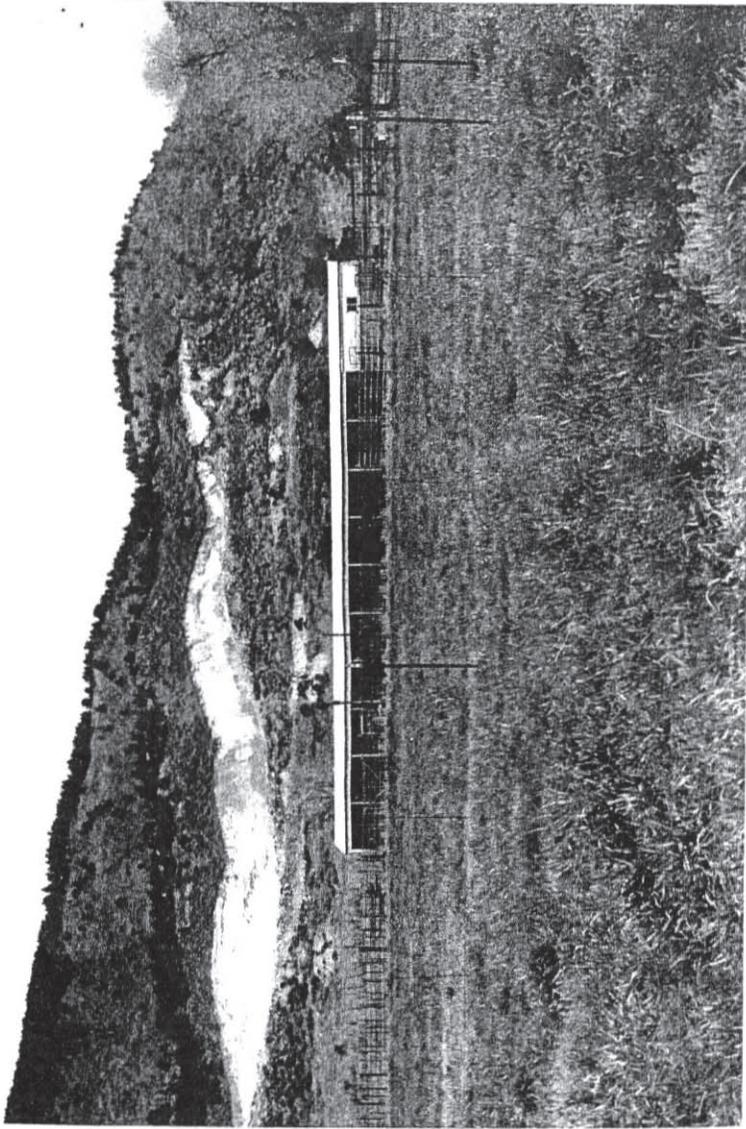
Roll NWC-BW-4, Frame 12
J. Marmor / FHU
5/6/2005

5399 State Hwy. 93, Golden vicinity
5JF3852 2585
Ranch house and outbuildings, looking NW

Roll NWC-BW-4, Frame 13
J. Marmor / FHU
5/6/2005

5399 State Hwy. 93, Golden vicinity
5JF3852 2585
View of barn and silo, looking NNE

Roll NWC-BW-4, Frame 14
J. Marmor / FHU
5/6/2005



5399 State Hwy. 93, Golden vicinity
5JF3852 2585
View of 10-bay looking shed, looking W

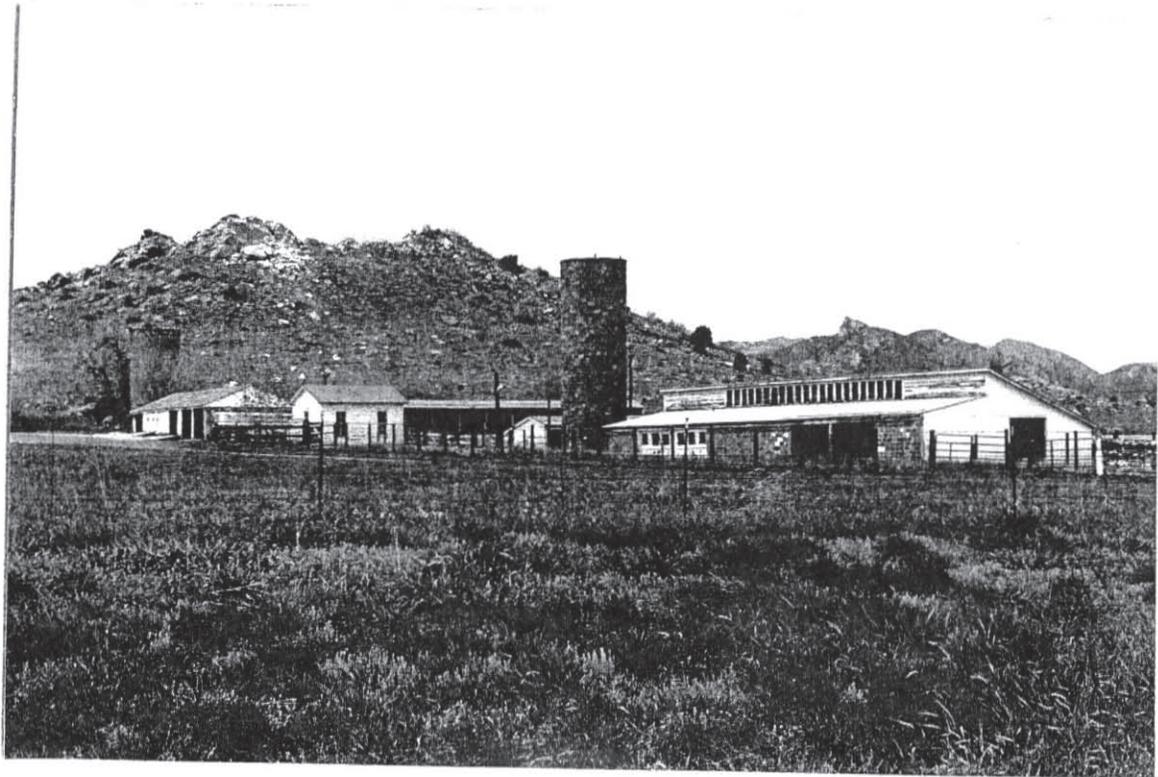
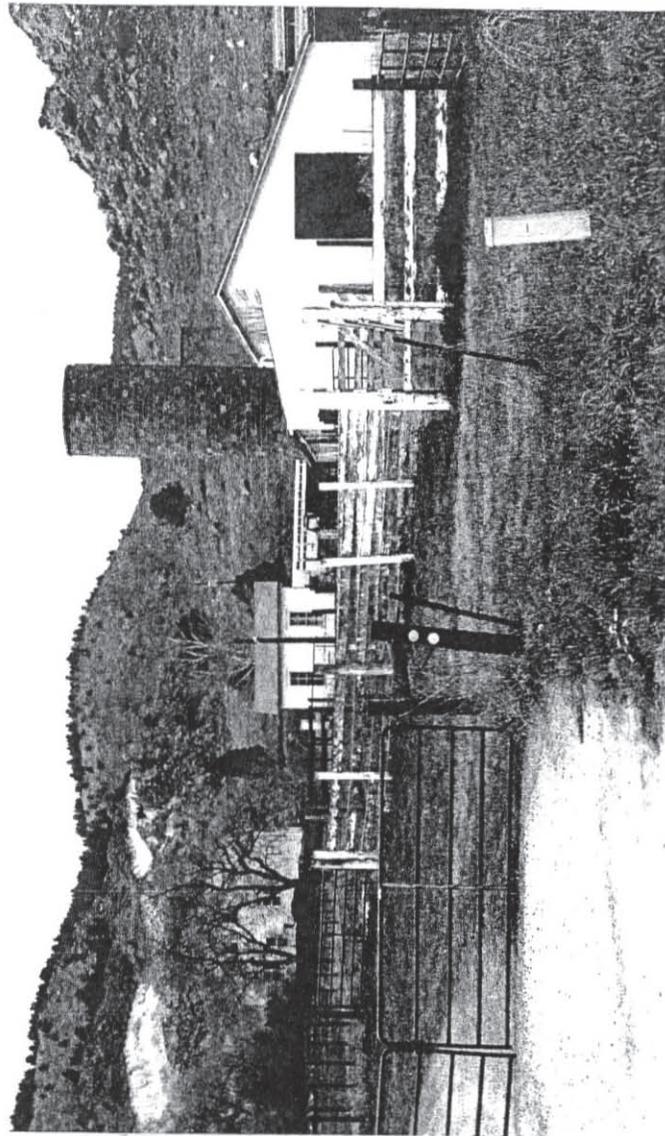
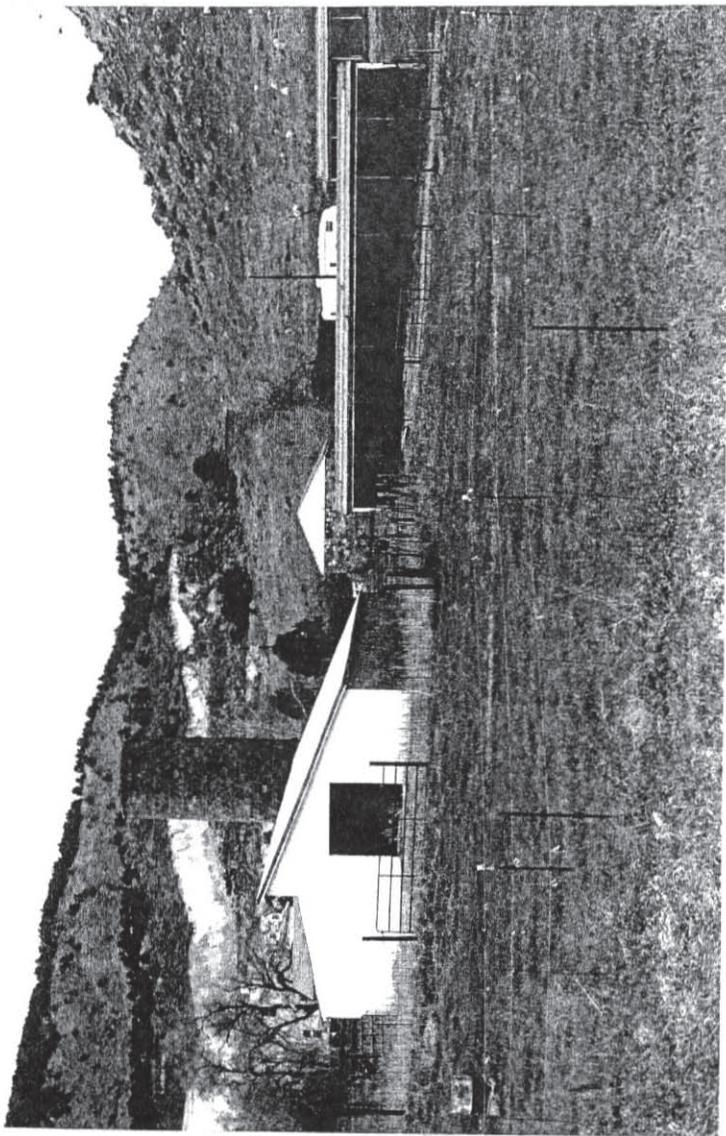
Roll NWC-BW-4, Frame 9
J. Marmor/FHU
5/6/2005

5399 State Hwy. 93, Golden vicinity
5JF3852 2585
View looking NNW

Roll NWC-BW-4, Frame 10
J. Marmor/FHU
5/6/2005

5399 State Hwy. 93, Golden vicinity
5JF3852 2585
View of ranch house, looking NNW

Roll NWC-BW-4, Frame 11
J. Marmor/FHU
5/6/2005



5399 State Hwy. 93, Golden vicinity
5JF3852 2585

View of barn, silo, and loafing shed, looking WSW

Roll NWC-BW-4, Frame 6

J. Marmor / FHU

5/6/2005

5399 State Hwy. 93, Golden vicinity
5JF3852 2585

View of barn, silo, and small bunkhouse (?); looking WSW

Roll NWC-BW-4, Frame 7

J. Marmor / FHU

5/6/2005

5399 State Hwy. 93, Golden vicinity

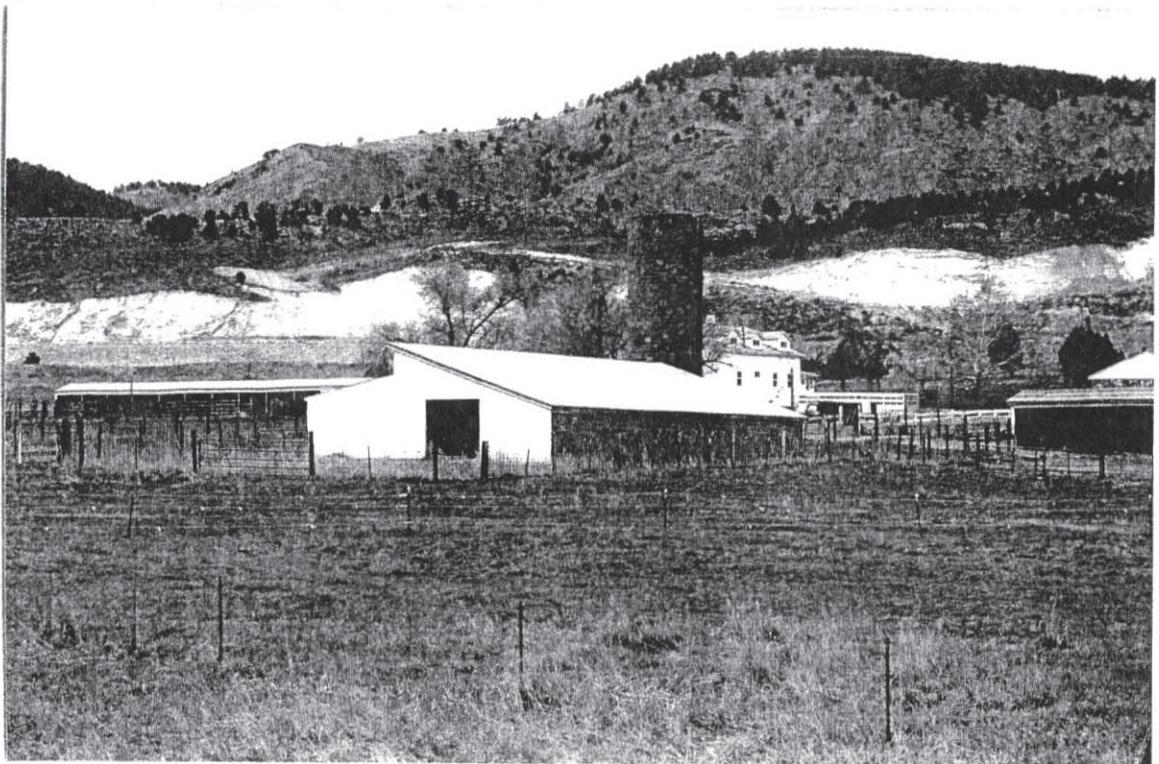
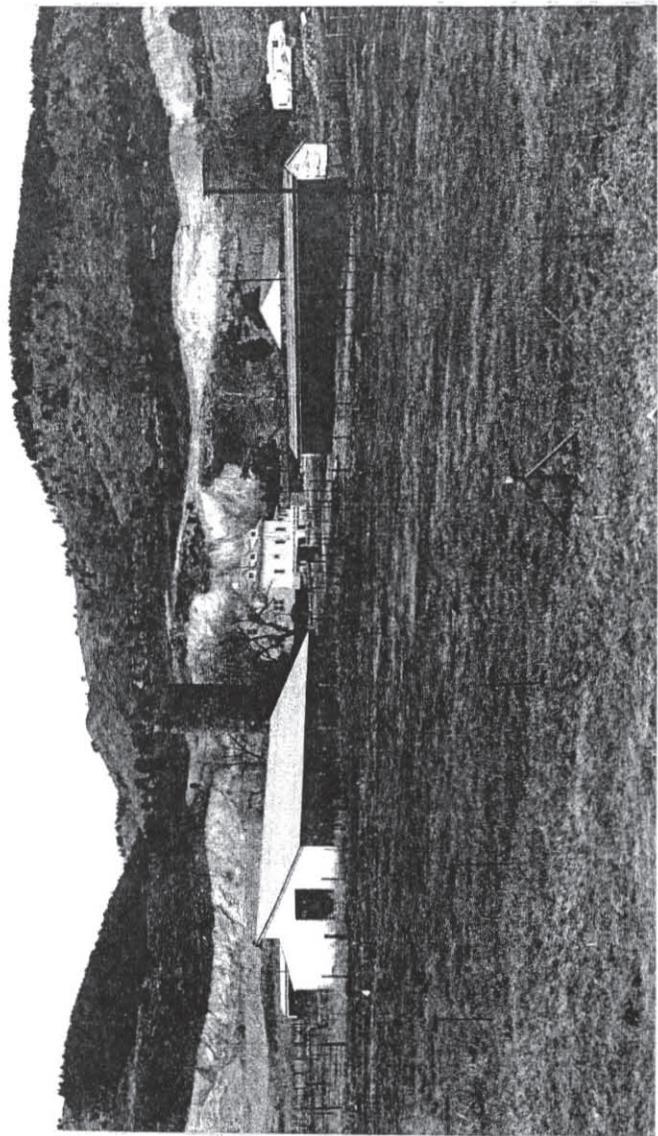
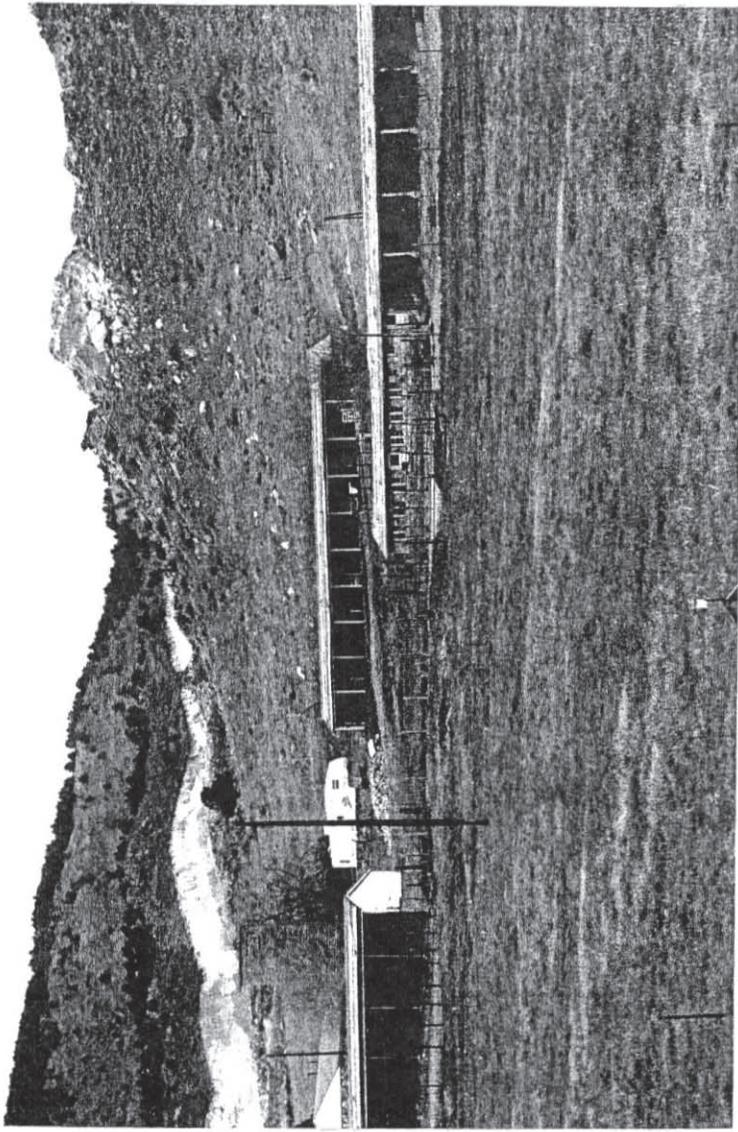
5JF3852 2585

View of barn, silo, bunkhouse, equipment shed, looking NW

Roll NWC-BW-4, Frame 8

J. Marmor / FHU

5/6/2005



5399 State Hwy. 93, Golden vicinity
~~SJF3852~~ 2585
View of loafing sheds, looking SW

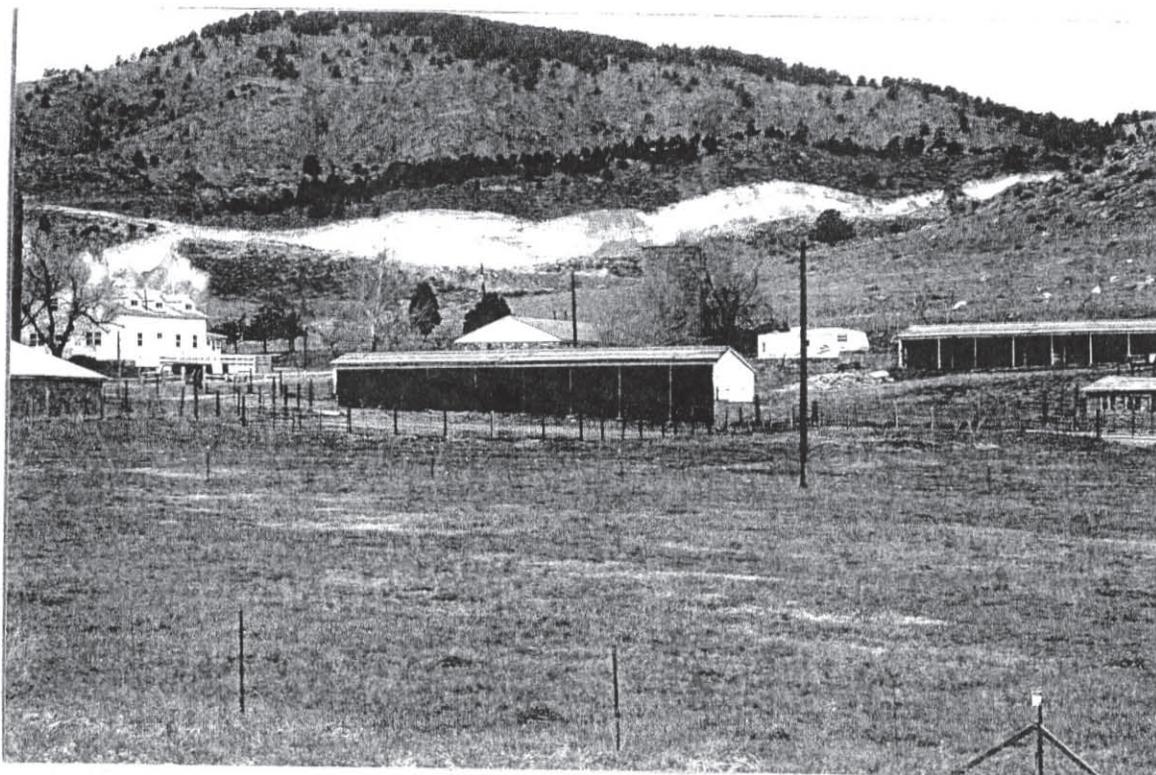
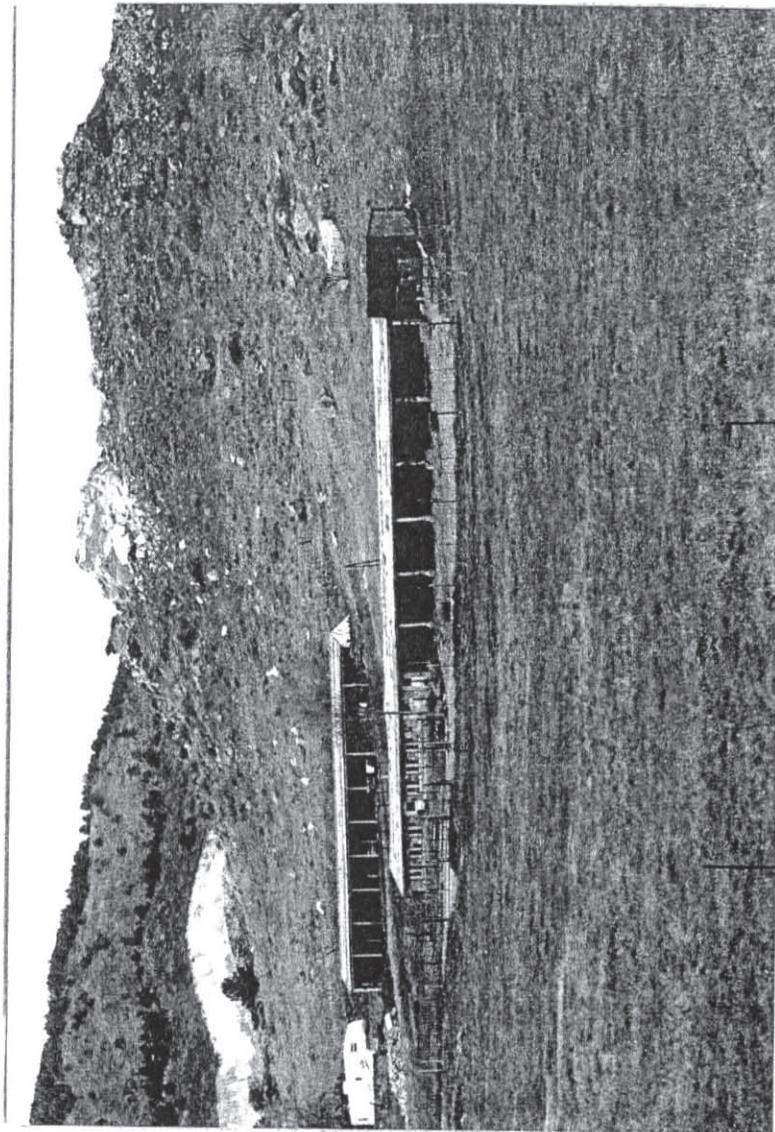
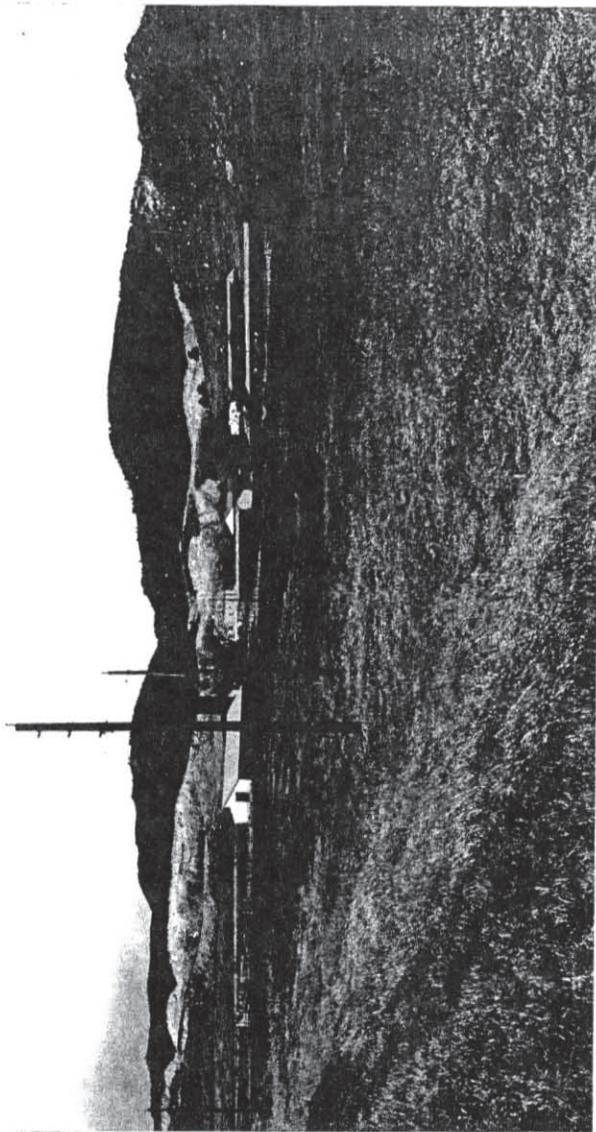
Roll NWC-BW-4, Frame 3
J. Marmor/FHU
5/6/2005

5399 State Hwy. 93, Golden vicinity
~~SJF3852~~ 2585
View of house, barn, silo, loafing shed, looking SW

Roll NWC-BW-4, Frame 4
T. Marmor/FHU
5/6/05

5399 State Hwy. 93, Golden vicinity
~~SJF3852~~ 2585
View of barn and silo, looking SW

Roll NWC-BW-4, Frame 5
J. Marmor/FHU
5/6/2005



5399 State Hwy. 93, Golden vicinity
~~5JF3852~~ 2585

View of ranch building complex, looking SW

Roll NWC-BW-3, Frame 37

J. Marmor / FHU
4/5/2005

5399 State Hwy. 93, Golden vicinity
~~5JF3852~~ 2585

View of loafing sheds, looking WSW

Roll NWC-BW-4, Frame 1

J. Marmor r / F U
5/6/2005

5399 State Hwy. 93, Golden vicinity

~~5JF3852~~ 2585

View of loafing sheds, looking SW

Roll NWC-BW-4, Frame 2

J. Marmor / FHU

5/6/2005

COLORADO CULTURAL RESOURCE SURVEY

Landscape Inventory Form
(page 1 of 7)

(OAHP1400)

Attach aerials or other pertinent images

I. IDENTIFICATION

1. Resource number: 5JF2585
2. Temporary resource number: GLP-F-2
3. County: Jefferson
4. City/Town/Vicinity: Golden vicinity
5. Historic name: Ramstetter Ranch
6. Current or common name: Ramstetter Ranch
7. Major highways/roads: West side of Colorado 93 south of 56th Street.

II. OWNERSHIP AND BOUNDARY

8. Ownership categories:
 Federal ___ Agency(ies):
 State ___ Agency(ies):
 County XX Department(s): Jefferson County Open Space
 City ___ Department(s):
 Private ___ Multiple Owners ___ Single Owner ___
9. Boundary Description and Justification: The landscape is bounded on the north by fencelines paralleling the south side of 56th Street; the west side by a line of hills (hogback) and mines along those hills; the south by fence lines separating this property from an adjoining one and on the east by Highway 93.
 Use continuation sheets as needed
10. Size: 100 acres

III. Description

11. Theme or Themes Represented: Agriculture
12. Period or Periods Represented: 1860-1900
13. Designed Landscape: _____ Vernacular Landscape: XX (Check One)
14. Explain: The landscape includes a farmlot including buildings, pasture lands and wet areas with fences denoting the property edges as well as the fields, stock pens and other use areas.

Use continuation sheets as needed

Official eligibility determination
(OAHP use only)

- Date _____ Initials _____
- ___ Determined Eligible- NR
 - ___ Determined Not Eligible- NR
 - ___ Determined Eligible- SR
 - ___ Determined Not Eligible- SR
 - ___ Need Data
 - ___ Contributes to eligible NR District
 - ___ Noncontributing to eligible NR District

S
B
G/HP

Resource Number: 5JF2585

Temporary Resource Number: GLP-F-2

Continuation page 2 of 7

Zone 13	480673E	4405157N
Zone 13	479988E	4405145N
Zone 13	479988E	4404722N
Zone 13	479480E	4404349N
Zone 13	480304E	4404349N
Zone 13	480334E	4404604N

See attached

E 1/2 of NW 1/4	Section 16	T3S	R70W
W1/2 of NE1/4	Section 16	T3S	R70W

See attached

Golden Quad 1965 (rev. 1994)

*Based on
GIS + mapping
from OAHF
6-22-05*

5JF.2585

13;4 79 952mE; 44 05 146mN
13;4 80 649mE; 44 05 149mN
13;4 80 317mE; 44 04 561mN
13;4 80 294mE; 44 04 232Mn
13;4 80 049mE; 44 04 235mN
13;4 79 962mE; 44 04 678Mn

6TH P.M. T3S R70W Section 16

W NE NW NE
NE NE NW NE
W NW NE
E SE NW
NE SW SE NW
E NW SE NW
E SW NE NW
E NW NE NW
E NE NW
N NE NE SW
NW NW NW SE

Resource Number: 5JF2585

Temporary Resource Number: GLP-F-2

Landscape Inventory Form

(page 3 of 7)

15. Landscape Processes Represented: (See NRHP Bulletin 30 for definitions)(Use Continuation Pages as needed; Clearly label the item number and component being continued; Relate to Item V below)

Land uses and activities: farming/pastures, holding pens

Patterns of Spatial Organization: denoted by residential, livestock holding areas, pastures

Responses to the Natural Environment: buildings built up hillsides, areas of wetlands fenced off

Cultural Traditions: None apparent

16. Special features (enter any that apply): stock loading pens, scrap lumber piles

17. General landscape description: The area/site is a well preserved landscape and the buildings evidence changing livestock methods and technologies over time.

Use Continuation Pages as needed

18. Landscape Components Present: (Include and label on site map)
(See NRHP Bulletin 30 for definitions)(Use Continuation Pages as needed; Clearly label the item number and component being continued)

Circulation Network(s): driveways, field roads

Boundary Demarcation(s): fencelines, hills

Landscape Inventory Form
(page 4 of 7)

Item 18 con't.

Vegetation Related to Land Use(s): areas of pastures, areas on hillsides of natural vegetation, lower, wet areas have more riparian vegetation such as cat tails

Buildings, Structures and Objects: stock barns and sheds, silos, house

Clusters: farmstead buildings (farm lot) clustered near center of landscape

Archaeological Sites/Features: none observed except pile of scrap lumber southeast of farmplot

Small Scale Element(s): fences, power poles, corrals

IV. HISTORY of the Landscape

19. Date of Construction/Initial Occupation: Estimate 1910 Actual 1910

Source of information: County Assessor

20. Key builders: Otto Ramstetter

Source of information:

21. Architect/planner (as applicable): unknown

Source of information:

22. Key Events (with dates): Otto Ramstetter and his wife Bertha homesteaded between Tucker Gulch and Clear Creek Canyon. 160 acres became the basis for the family ranch. Otto's parents, Henry Sr., and Matilda homesteaded in the area along Guy Hill earlier.

Sources of information: Charles and Mary Ramstetter. *John Gregory Country*. Golden, CO: C Lazy Three Press, 1999.

Use Continuation Pages as needed

23. Built Environment History (include description and dates of major additions, alterations, removals, or demolitions):

Assessor dates original buildings to 1910. Since then agricultural buildings including pole barns and buildings/sheds have been added as well as other structures.

Resource Number: 5JF2584

Temporary Resource Number: GLP-F-2

Continuation Page

Page 5 of 7

Item 23

This site has been primarily agricultural, although intermittently clay, coal mining and hay growing occurred on the site. The original Ramstetter Ranch, about 8 miles from Golden, was on the Crawford Gulch ranch of the Golden Gate Canyon Road. Henry and Matilda Ramstetter moved to a location in 1899. The house served as a stage stop on the Golden Gate Canyon Road to Central City and Black Hawk. The Golden Gate Canyon Route was approximately 40 miles from Denver to Central City. The route from Denver to Golden was fairly easy, but the passage from Golden to Blackhawk and Central City was very difficult. The original 2-story frame farmhouse was torn down sometime during the 1960s. Various outbuildings still exist. Sons of Henry and Matilda settled in ranches in the general area. The current property is located closer to Colorado 93. Water was supplied to the Ramstetters and their neighbors, the Bennetts by the City of Golden. The Ramstetter property includes a two-story residence and out buildings. New construction is presently underway to the south. The current property is owned by Jefferson County and Jefferson County Open Space and the Ramstetter family.

General information on the Ramstetter family is available in "Life in the Early Days," by James K. Ramstetter, Denver, CO: Alameda Press, 1996. This provides family information and local color about life on the ranch. Henry Ramstetter, Sr. (1858-1926) and Matilda Koch Ramstetter (1869-1951) had 5 sons, Henry Jr., George, Ernest, Otto and Walter.

Resource Number: 5JF2585
Temporary Resource Number: GLP-F-2

Landscape Inventory Form
(page 6 of 7)

24. Natural Environment History (include description and dates of major disasters, floods, etc.):
Unknown

Use Continuation Pages as needed

V. HISTORICAL ASSOCIATIONS

25. Original use(s): ranching
26. Intermediate use(s): ranching
27. Current use(s): open space/ranching
28. Historical background: See key events, section 22.

Use Continuation Pages as needed

29. Sources of information: Charles and Mary Ramstetter. *John Gregory Country*. Golden, CO: C Lazy Three Press, 1999.

30. Have Any of the components of the landscape been previously recorded? Y or N: No

ATTACH A LIST WITH SITE NAME AND SITE TRINOMIAL ON CONTINUATION PAGE

VI. SIGNIFICANCE of the Landscape

31. Local landmark designation: Yes ___ No XX Date of designation:
Designating authority:
32. Applicable National Register Criteria:
- XX A. Associated with events that have made a significant contribution to the broad pattern of our history;
- XX B. Associated with the lives of persons significant in our past;
- ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ___ Qualifies under Criteria Considerations A through G (see Manual)
- ___ Does not meet any of the above National Register criteria

Resource Number: 5JF2585

Temporary Resource Number: GLP-F-2

Landscape Inventory Form

(page 7 of 7)

33. Area(s) of significance: exploration and settlement; agriculture

34. Period of significance: 1913-1950

35. Level of significance: National State Local

36. Statement of significance: This landscape is associated with and represents early 20th century ranching patterns in the GLP and thus is considered eligible under A. The Ramstetter family has a long standing involvement in the Golden area agricultural development and have been leaders in the field as well as in local politics during the 20th century. As a result, sufficient associations with important persons result in a recommendation of eligibility under B.

Use Continuation Pages as needed

37. Assessment of historic physical integrity related to significance:

Good integrity; activities and functions of a working ranch still apparent

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

38. National Register eligibility field assessment:

Eligible Not Eligible Need Data

Discuss: This site has good integrity as a cultural landscape for the period of significance. The feeling and fabric of the landscape remains relatively intact.

39. Are any parts of this landscape listed in the National Register? NO
Specify listed components:

VIII. RECORDING INFORMATION

40. Photograph numbers: Roll 1-7,8,9,10 Negatives filed at: City of Golden, Planning Department

41. Report title: Cultural Landscape Survey of the Golden Legacy Project

42. Date(s): 2/25/01 Recorder(s): Steven F. Mehls, Robert F. Mehls

43. Organization: Western Historical Studies, Inc.

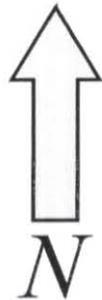
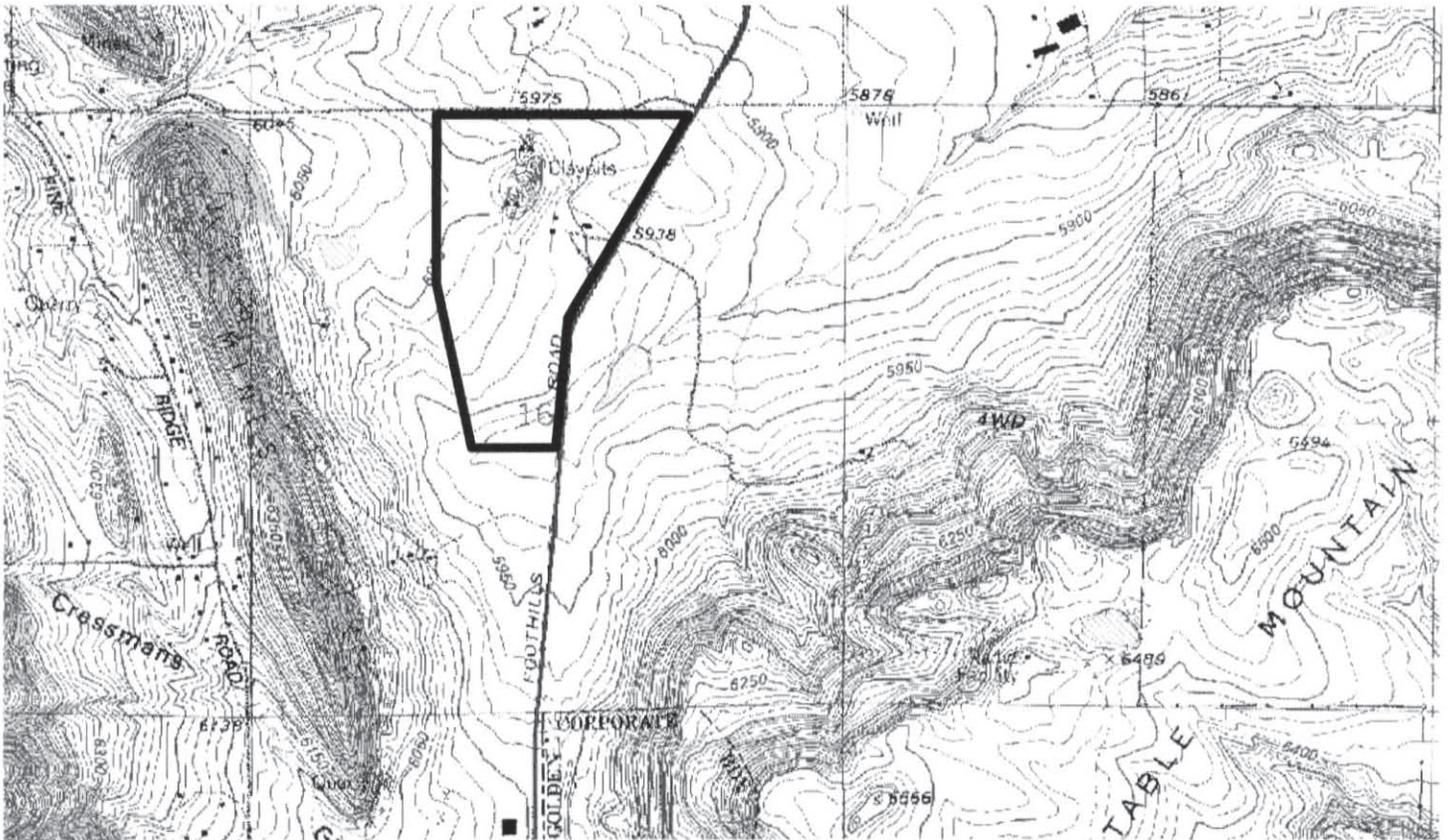
44. Address: 1225 Atlantis Ave., Lafayette, CO 80026

45. Phone number(s): 303-666-6208

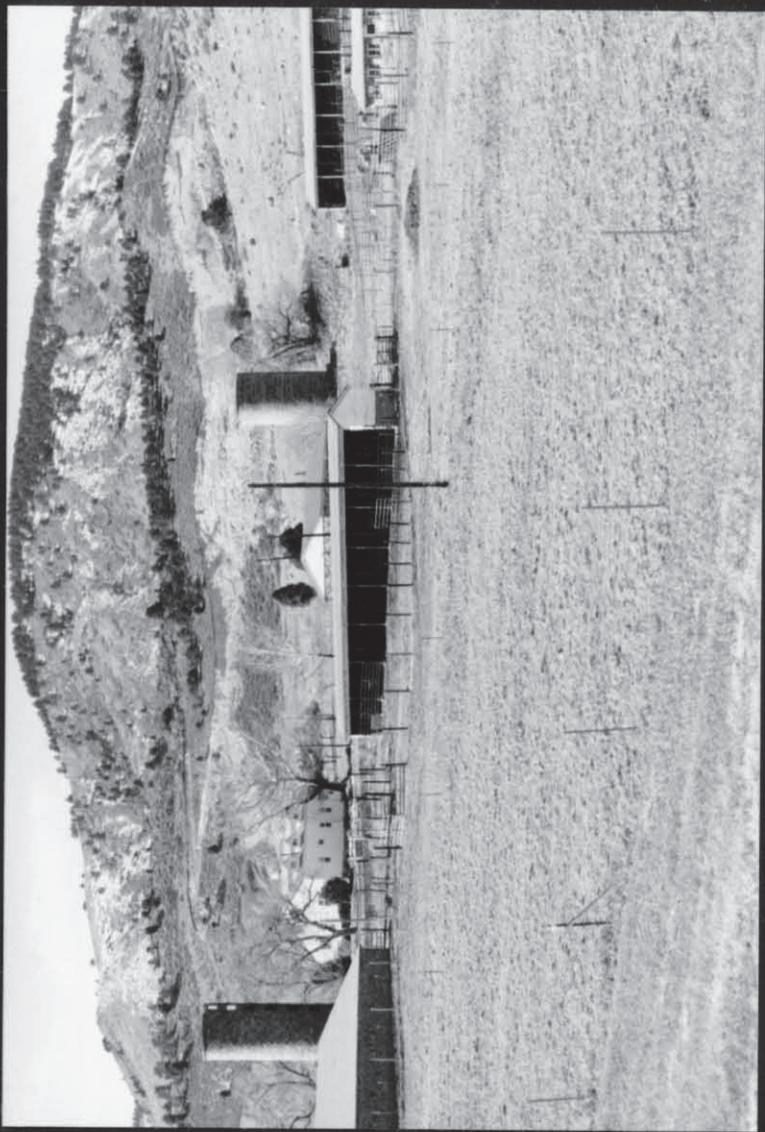
NOTE: Please attach a sketch map, aerial or other map, a photocopy of the USGS quad. map(s) indicating the landscape and element locations, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

5JF2585
Ramstetter Ranch Landscape



Golden, CO Quad 1965 (1994)



51F.2

