

STAFF REPORT

Staff Report Summary

Case Number:
24-101608RZ

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

Rezoning from Planned Development (PD) to Planned Development (PD) to allow for a Café and convenience retail

Purpose		Pine Perk & General Store		Reid Powers	03-09-2024
Case Name				Case Manager	Formal Submittal Date
06-03-2023	11-24-2023	10-23-2024	11-12-2024	Site Development Plan	
Pre-Application Date	Community Meeting Date	PC Hearing Date	BCC Hearing Date	Next Process	
Barbara Sahlin					
Applicant/Representative, check if same as owner: <input checked="" type="checkbox"/>			Owner		
16730 CCounty Road 126	Pine	80470	0.45	27	7 71
Property Address	City	Zip	Area ≈	Section	Township Range
71-274-08-005	Approximately 6.3 miles south of US Highway 285 and approximately 0.5 miles east of Pine Valley Road				
Pin	General Location				

Land Use and Zoning

Vicinity

Detail

Surrounding Zoning



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
Vacant	PD	Area of Stability	PD

Plan Area: Conifer/285 Corridor Area

Number of citizens at Community Meetings: 14

PC Recommendations:

Level of Community Interest: medium

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.

✓	○	✗
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1. SUBJECT REQUEST



The applicants are requesting to Rezone the subject property from Planned Development (PD) governed by the Elephant Rock Café and Treasures Official Development Plan to a new Planned Development (PD), to be governed by the Pine Perk & General Store Official Development Plan (ODP), to allow for a cafe and convenience retail land uses.

In addition to allowing a cafe and convenience retail, the proposed Planned Development includes restrictions/regulations related to setbacks, fences, parking, lighting, and landscape buffers. The proposed ODP modifies the Elephant Rock Café and Treasures ODP, and incorporates those provisions not modified into the proposed ODP by reference. Any regulation not specified in the Pine Perk & General Store ODP would be governed by the provisions in the Elephant Rock Café and Treasures ODP or the Jefferson County Zoning Resolution.

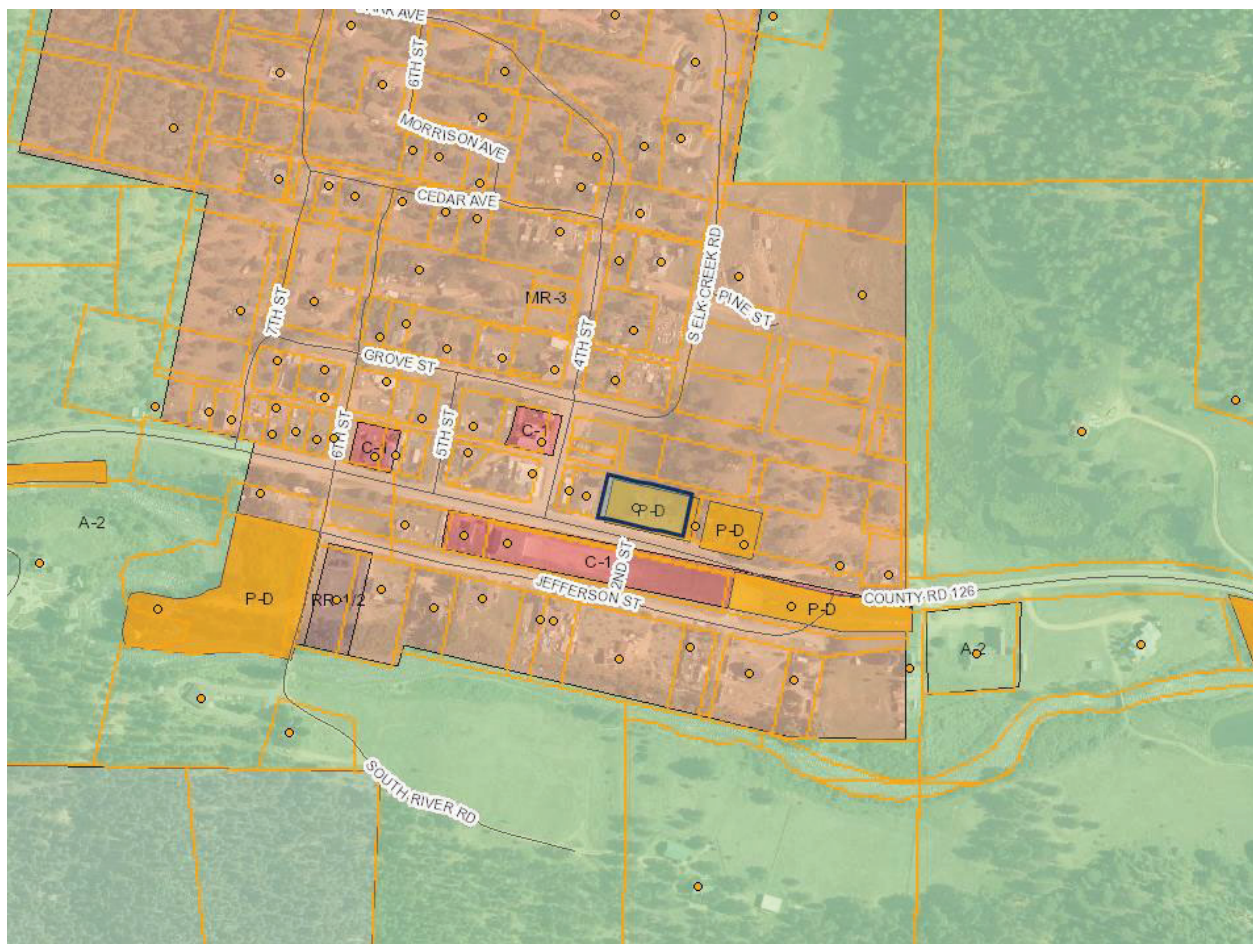
2. CONTEXT

The subject property is located approximately 6.3 miles south of US Highway 285 and approximately 0.5 miles east of Pine Valley Road. The immediate area around the subject property is largely residential and institutional in nature, with some limited commercial activity in the area, commonly referred to as “Downtown” Pine.



3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Mountain Residential-Three (MR-3)	Vacant
South:	Commercial-One (C-1)	Institutional (North Fork Fire Protection)
East:	Mountain Residential-Three (MR-3)	Institutional (Pine Elk Creek Improvement Assoc)
West:	Mountain Residential-Three (MR-3)	Single-Family



4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Zoning
	PD (Elephant Rock Café and Treasures ODP)	PD (Pine Perk & General Store ODP)
Permitted Uses	<ul style="list-style-type: none">• Retail Food Specialty Shops• Restaurant (carry-out) only	<ul style="list-style-type: none">• Cafe• Convenience Retail

5. TRANSPORTATION

A traffic analysis was prepared and reviewed as a part of the required referral process for the proposed Rezoning. The analysis found that the local road network, in its current state, is capable of handling the proposed traffic. Additional analysis of transportation impacts may be reviewed in the subsequent Site Development Plan process, should this Rezoning request be approved. Improvements to the roadways or points of access may be required of the applicant at time of future Site Development Plan, if warranted by the traffic analysis.

6. CRITERIA FOR DECISIONS FOR REZONING TO PLANNED DEVELOPMENT APPLICATIONS

Section 6 of the Zoning Resolution states, *In reviewing Rezoning & 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.
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a. The compatibility with existing and allowable land uses in the surrounding area.

The area surrounding the subject property of this Rezoning is made up mostly of residential land uses, with nearby institutional uses and limited commercial uses. The proposed allowed use of convenience retail is similar to other land uses within “Downtown” Pine, such as The Pine

Emporium and Taylor Window Coverings. The proposed allowed use of cafe is similar in use to properties developed with restaurants located within 0.5 miles of the subject property, such as Zoka's Restaurant & Bar. The current zoning allows some limited retail and take out restaurant uses. The modifications to the zoning to allow a small expansion of the business is expected to remain compatible as the business has operated without issue. Additionally, the governing architectural language in the ODP would require buildings on site to "maintain the original character of this historic building and town". Requiring the character of any building on site to match the original character of the town of Pine would work towards increasing the compatibility of any development on site with the surrounding area.

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 general conformance with the applicable goals and policies of the Comprehensive Master Plan (CMP).

Land Use: The subject properties are located within the Conifer/285 Corridor Area Plan of the CMP and have a land use recommendation of "Area of Stability." The property is already zoned to allow some commercial uses. The "Area of Stability" land use recommendation of the CMP outlines three policies which should be followed for Rezoning to allow another or different commercial activity. These policies being that the building should remain a similar size to what already exists, with only small increases in size allowed; that new commercial uses should be similar to what is already permitted onsite, and; that architecture should generally be residential in nature.

The proposed ODP is meeting all three of these policies. The maximum building size allowed would be similar to what is already permitted, the proposed use of convenience retail and cafe are very similar to uses already allowed, and the ODP language requiring the characterization of the Town of Pine to be maintained would require any new building to match or be similar to the architectural make-up of the surrounding area, which is largely residential in nature.

Physical Constraints: The property is within the Maximum Wildlife Quality Area. Accordingly, any development on site should take care to reduce on-site disturbance of natural areas and reduce possible impacts to local wildlife. The proposed ODP limits the total size of buildings on site, which would limit the total area of disturbance on site. Additionally, the ODP specifies that fencing on site should be wildlife friendly, that being of a split-rail design, except in areas where proper screening should occur. The site is now within a floodplain or geographic hazard area. The property is also in the Wildland Urban Interface Hazard Overlay and at the time of Site Development Plan, a Wildfire Mitigation Plan will be required.

Community Resources: The Community Resources section contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails. Of these community resources to be considered, the historic sites and scenic corridor policies are applicable to this property. The property is within the North Fork Historic District and the site is visible from County Road 126. Both aspects of consideration are addressed by the ODP's limits on building size and architectural requirements. Buildings of limited size and of similar architectural style to the surrounding area would preserve the historic feel of the site and allow it to be compatible with the surrounding historic area. Similarly, the size and architectural style requirements would limit visual impacts from the adjacent County Road.

Infrastructure, Water, and Services: A primary goal of the CMP is to ensure that development has an adequate provision of infrastructure and services. The property is served by an individual well, individual septic system, and the North Fork Fire Protection District. The well is permitted for a commercial business and allows for a cafe as long as water usage does not exceed 1/3 acre-feet per year. The use and size of the proposed uses would not exceed the well usage limit. The septic system was recently updated and can meet capacity of the desired uses. Law enforcement for the property would be provided by the Jefferson County Sheriff's Office. The infrastructure, water and service goals and policies of the CMP are met.

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

The proposed uses are generally no more impactful to the surrounding area than the already allowed uses. Possible impacts related to the historic Pine area are addressed in the ODP with requirements on building size and architectural style.

d. The availability of infrastructure and services

The properties are served by individual well and septic systems for water and sewer services and the North Fork Fire Protection District for fire protection services. The individual well and septic system have been shown to be adequate for the proposed uses. The Fire Protection District has indicated it can serve the uses proposed with this Rezoning. Additionally, The Jefferson County Sheriff's Office provides law enforcement services. The transportation network has been found to be able to accommodate additional traffic that may be generated from the proposal. Staff finds the proposal has adequate infrastructure and services available to it.

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

The proposed land use has been found to be appropriate for the area. The potential deleterious effects related to the Rezoning have been found to be minimal or mitigated. Staff finds the proposal will not create an adverse impact on the health, safety, or welfare of the residents and landowners of the surrounding area.

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

A Community Meeting (23-128638CMT) was completed on October 24, 2023, for the proposed Rezoning. There were fourteen (14) citizens in attendance, and the primary topics covered overview of desired uses and plans for the site. The applicant responded to citizens' questions during the meeting, and the meeting summary is included in this case packet. Attendees seemed overall in favor of the Rezoning with the only point of issue brought up was with the Rezoning process itself. The Rezoning process was explained by staff and questions related to the Rezoning process were answered.

9. COMMUNITY RESPONSES

During the processing and review of this Rezoning application staff received several comments pertaining to this Rezoning. At the time of writing this staff report staff has received two (2) written comments. Comments were both in favor of the Rezoning.

10. AGENCY REFERRAL RESPONSES

This Rezoning application was sent on three (3) referrals to ten (10) Jefferson County departments and five (5) external agencies. The referrals are an opportunity for the applicant to update the application to meet other Jefferson County and agency requirements, as well as for Planning & Zoning to propose revisions for the ODP to best meet the intent of the Zoning Resolution.

There are no unresolved concerns raised by referral agencies regarding the Rezoning proposal.

11. NOTIFICATION

Notification of the proposed development was sent and posted in accordance with the Zoning Resolution for Rezoning applications, at least fourteen (14) days ahead of the scheduled hearings.

12. POST HEARING REVIEW

If the Rezoning is approved by the Board of County Commissioners, the post hearing review shall be in accordance with the Zoning Resolution as follows:

The applicant shall have 28 days after the 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 applicant would be required to submit a Site Development Plan application before constructing the proposed uses. The Site Development Plan process involves an intensive review of the applicant's proposed site plan, grading, drainage, parking, and other plans for compliance with the ODP, Zoning Resolution, Land Development Regulation, Transportation Design & Construction Manual,

and the Storm Drainage Design & Technical Criteria. If the Site Development Plan is approved, the applicant may then apply for Building Permit(s).

SUMMARY OF STAFF ANALYSIS

Staff has identified through a complete referral process and analysis that the proposed Rezoning from PD to a new PD (modifying the existing ODP) for the purpose of allowing convenience retail and cafe land uses is appropriate for the area. The proposed ODP has adequate measures to limit the impact of the proposed land uses on the surrounding area. The proposal meets the applicable goals and policies of the CMP and has adequately addressed comments from County and outside agency referrals. Staff recommends APPROVAL of the proposed Rezoning.

FINDINGS:

Based on the analysis included in this report, Staff concludes that this Rezoning proposal satisfactorily addresses each of the criteria below which the Planning Commission may consider, as detailed in subsection 6 in this staff report.

1. The proposed Rezoning to allow convenience retail and cafe land uses on the subject property is compatible with the existing and allowable single-family, institutional, and commercial land uses in the surrounding area.
2. The proposal is in general conformance with the Comprehensive Master Plan (Plan). The proposed Rezoning is in an area with the Plan recommendation for an “Area of Stability.” The proposal is for convenience retail and cafe land uses. Because the current zoning allows for certain commercial uses and the three Plan policies for an “Area of Stability” are met, the proposal conforms with the Plan land use recommendation. All other applicable Plan goals and policies have been met.
3. The negative impacts of the proposed land use upon the surrounding area have been considered and found to be minimal or mitigated by the provisions in the proposed Official Development Plan.
4. The subject property is served by individual well and septic systems for water and sanitation services. North Fork Fire Protection District provides fire protection services to the property. The Sheriff’s Office provides law enforcement services. The existing transportation network is capable of absorbing the anticipated traffic. The infrastructure and services available to the subject property are adequate 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 ACTION:

The Planning Commission is charged with reviewing the request and staff report, receiving testimony and evidence on the application and recommending approval or denial of the request to the Board of County Commissioners.

COMMENTS PREPARED BY:


Reid Powers – Planner

PROPOSED ZONING

Pine Perk and General Store Official Development Plan

Rezoning Case # 24 101608 000 00 RZ

A. Intent

To allow dine in café service and convenience retail.

B. Written Restrictions

All of the uses and standards of the Elephant Rock Café and Treasures Official Development Plan (reception number 2007016137) and other applicable sections of the Zoning Resolution shall apply to the property as shown on the graphic attached hereto as Exhibit A and the legal description attached hereto as Exhibit B with the following modifications:

- 1) Permitted Uses; to replace Section III of the Elephant Rock Café and Treasures ODP in its entirety with:

- a) Café
- b) Convenience Retail

- 2) Lot and Building Standards; to replace section V of the Elephant Rock Cafe and Treasures ODP with:

Setbacks:

- a) Front setback for porches of 9 feet.
- b) Front setback for all other structures of 18 feet.
- c) East and west side setbacks of 15 feet
- d) Rear setback of 15 feet

Standards:

- a) Maximum of one lot
- b) Maximum Gross Floor Area (GFA) of 1,120 square feet
- c) Water usage not to exceed 300 G.P.D

- 3) Parking: Required parking spaces may be rounded down to the nearest whole number.

- 4) Fencing; to replace section VII of the Elephant Rock Café and Treasures ODP

- a) Fencing along the west property line must be not greater than 42 inches within the 18-foot front setback. Remaining fencing along the west property line, outside of the front setback, may be 6 feet in height (max).
- b) Fencing along the north, south, and east property lines must be no greater than 42 inches in height.
- c) Fencing to screen dumpsters, building mechanical equipment or similar objects may be 6 feet in height (max).

- d) Fencing 42 inches in height or less must be made of split rail fencing or of a similar design.
 - e) Fencing more than 42 inches in height must be made of opaque materials and made of cedar fencing or ignition resistant fencing materials.
 - f) No chain link, barbed wire, or electrical fence are allowed.
- 5) Landscaping
- a) Must be Xeriscape manner, using drought and fire-resistant plants and grasses.
 - b) Southern property line shall have a 6 foot wide landscape buffer. Shrubs and grasses in this buffer must be no greater than 42 inches in height. The buffer shall not apply to any areas used as access points. This buffer shall replace section X.E and X.F of the Elephant Rock Café and Treasures ODP. Lighting; to replace section VIII of the Elephant Rock Café and Treasures ODP
- 6) Lighting; To replace section VIII of the Elephant Rock Cage and Treasures ODP in its entirety: regulations to follow those of the Jefferson County Zoning Resolution

APPROVED FOR RECORDING:

This Official Development Plan, Titled Pine Perk and General Store, was approved the _____ day of _____ 2024, by the Board of County Commissioners, of the County of Jefferson, State of Colorado and is approved for recording.

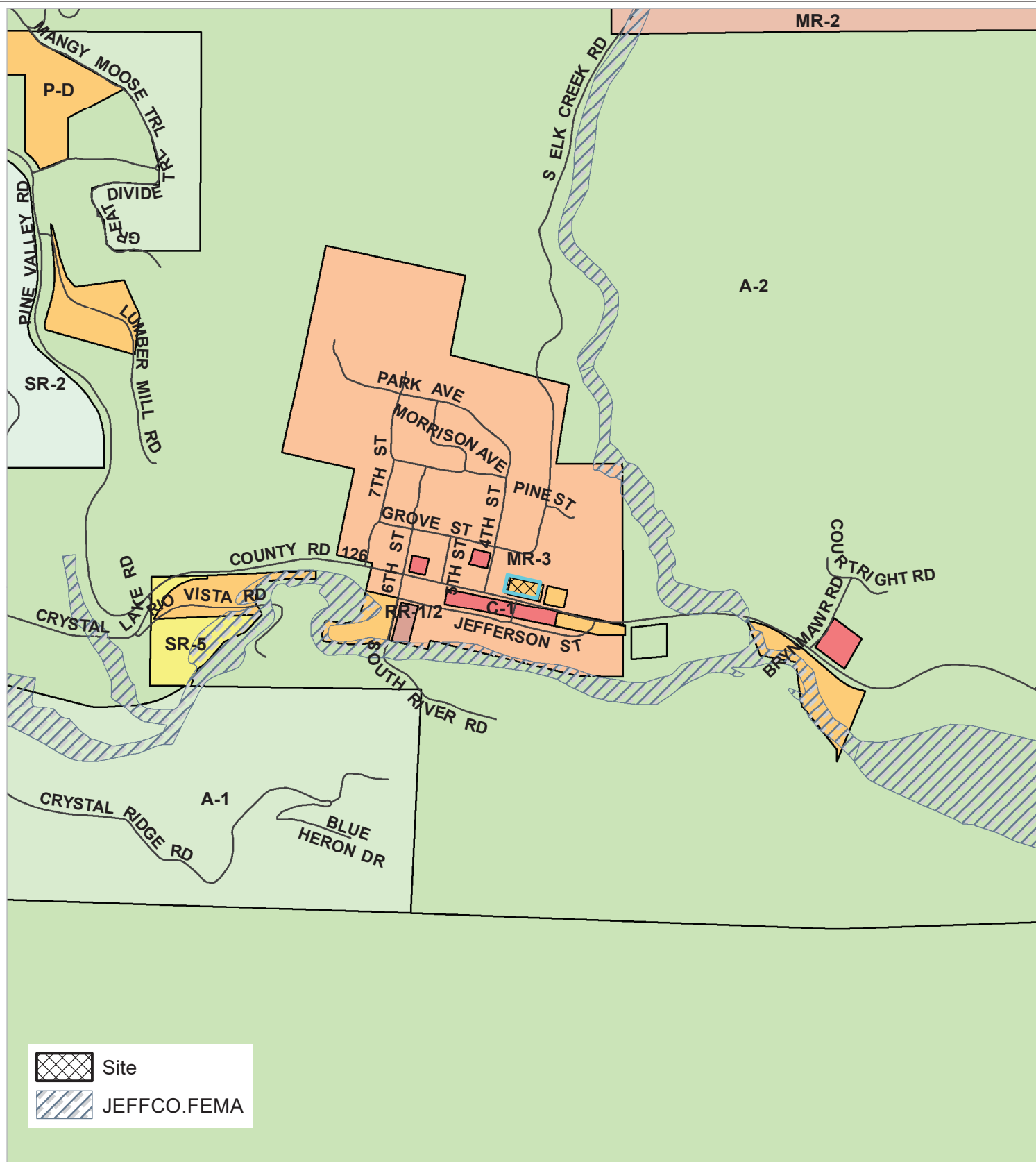
The owner of the property, at the time of approval was: Barbara Sahlin

B: Jefferson County Planning and Zoning Director

Signature: _____

Date: _____

MAPS



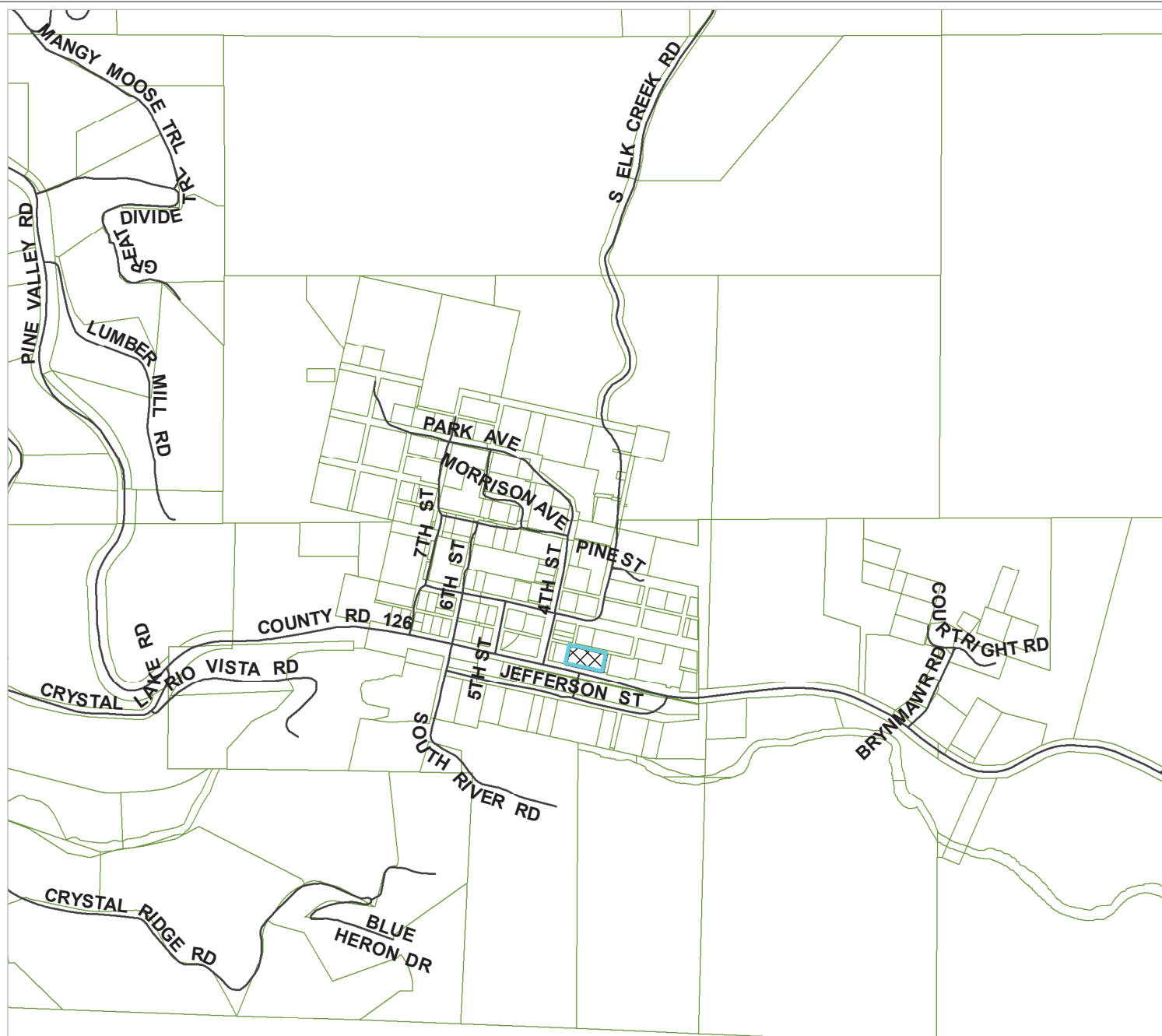
Case Number: 24-101806RZ
Location: Section 27, T7S, R71W



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Site

Case Number: 24-101806RZ

Location: Section 27, T7S, R71W

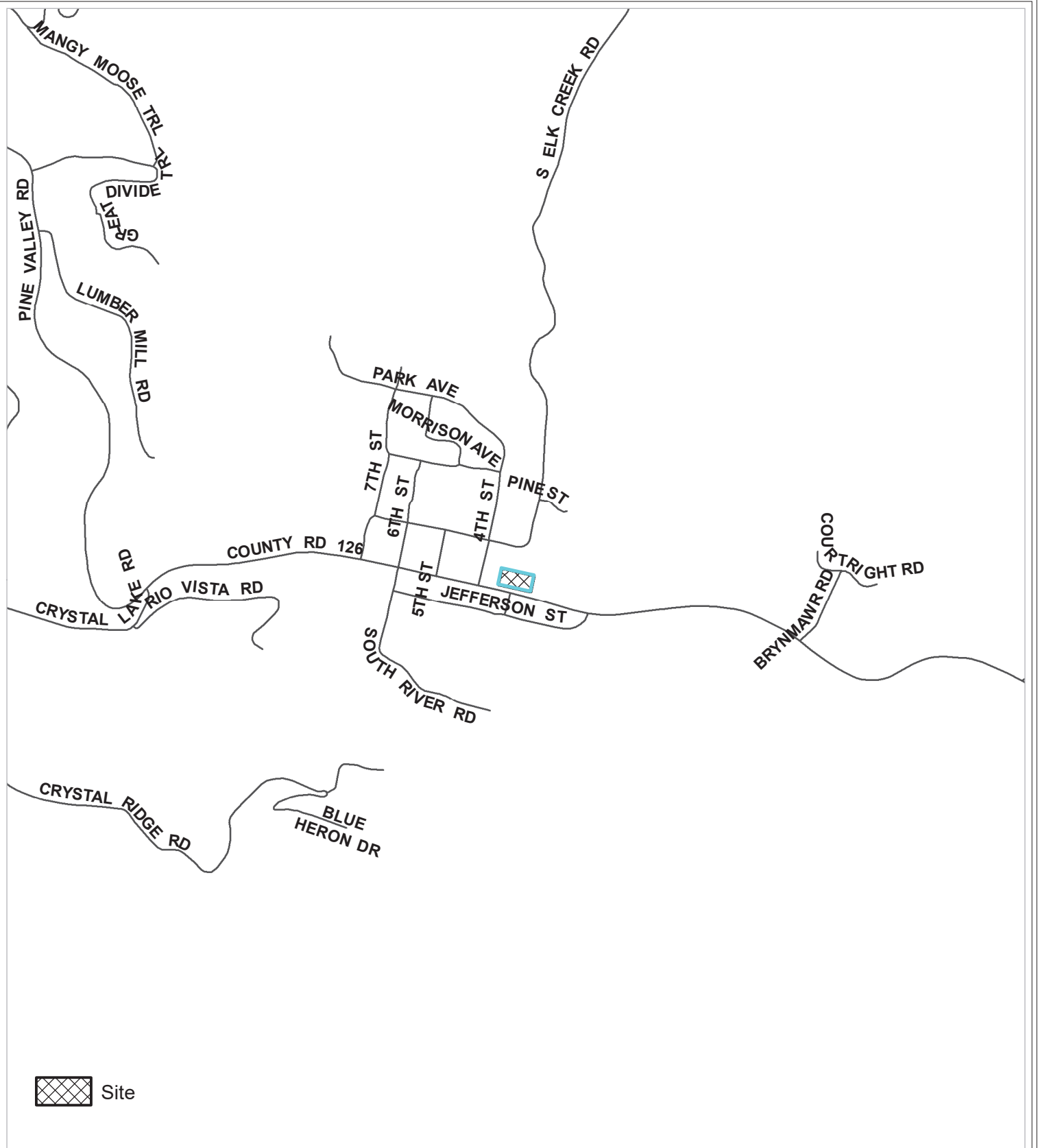


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Feet





Case Number: 24-101806RZ
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CURRENT ZONING

**ELEPHANT ROCK CAFÉ
AND TREASURES
OFFICIAL DEVELOPMENT PLAN**

MAP NUMBER: 187

CASE NUMBER: 06-116894 RZ

SHEET 1 OF 2

Written Restrictions

I. Title & Names

- A. Official Development Plan Title: Elephant Rock Café And Treasures Official Development Plan
B. Date Prepared: July 13, 2006
C. ODP Prepared By: Cynthia Jorgenson
16730 Pine Valley Road
Pine Grove, CO 80470
303-838-8785
D. Owner: Cynthia Jorgenson
16730 Pine Valley Road
Pine Grove, CO 80470

II. Statement of Intent

The intent of this development is to serve limited convenience commercial needs of local population, people coming into the area for recreation, and those driving through, in a manner that will be historic in appearance and compatible with surrounding neighborhood and town.

III. Permitted Uses

- A. Retail food specialty shops which sell food products not intended to be consumed on the premises, such as bakeries, butcher shops, candy stores, dairy product shops, delicatessens.
B. Restaurants, including carry-out facilities, provided they meet the following criteria:
Single or limited item carry-out restaurants with less than 900 square feet GLA and with no drive-through service or service directly to the customer in a motor vehicle.

IV. Accessory Uses

- A. Low intensity specialty goods and services with less than 200 square feet GLA, including but not limited to: art gallery, antiques, artisan shop, apparel.
B. Detached Garage.
C. Storage Shed

V. Lot & Building Standards

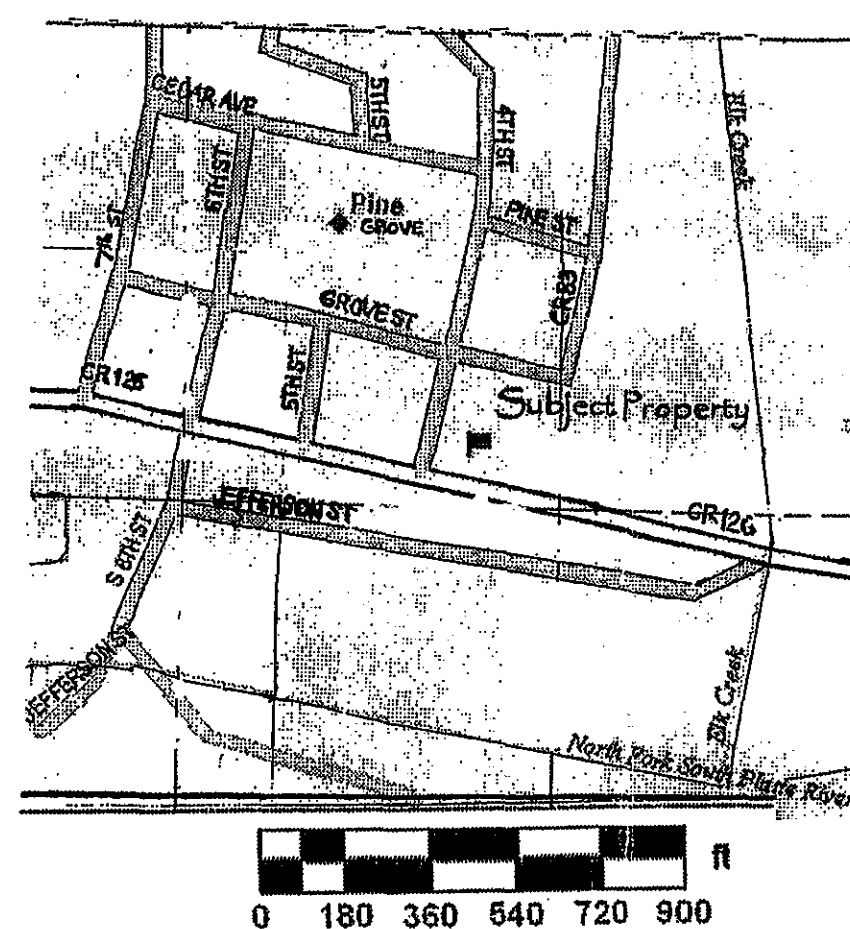
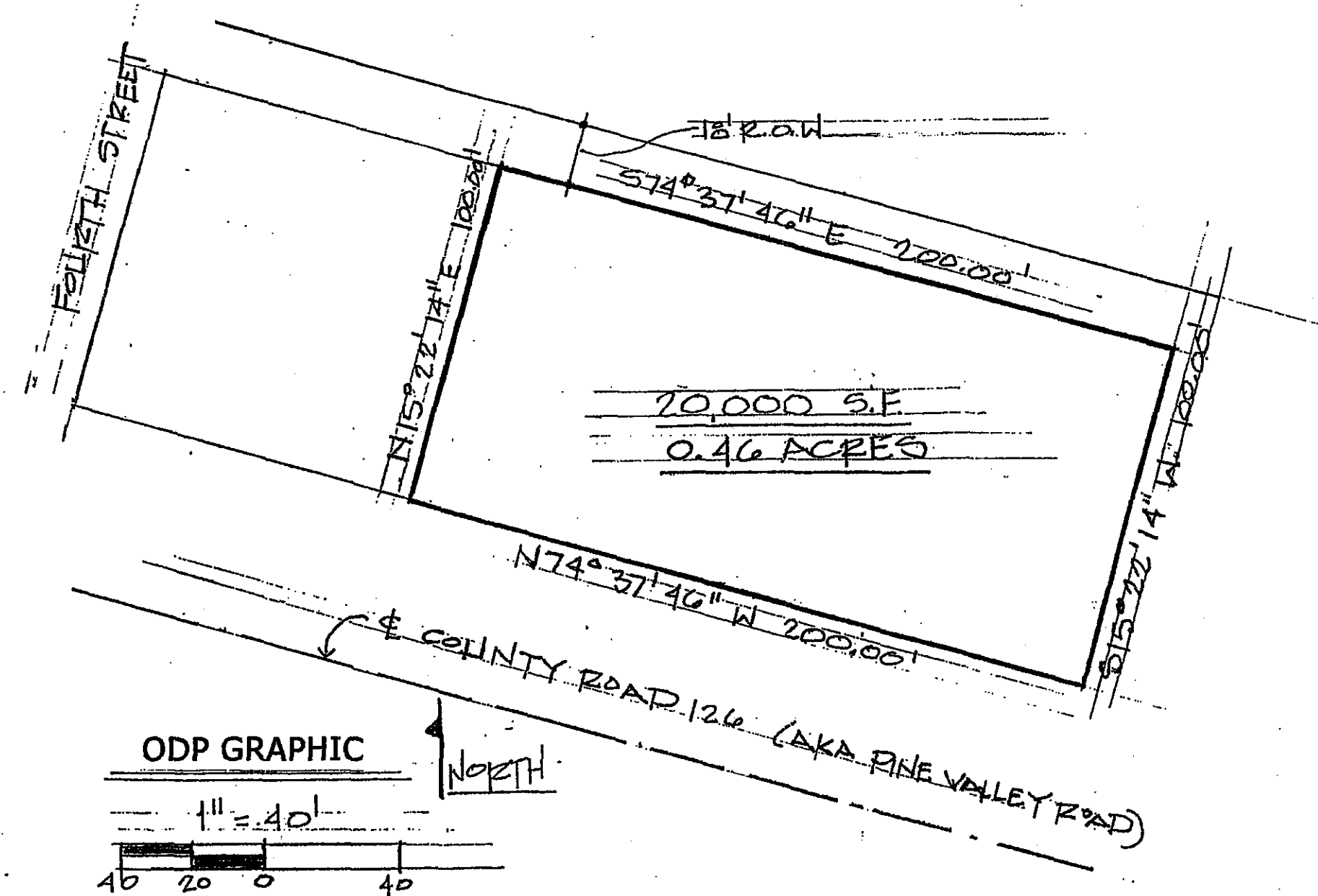
- A. Height Limitation: No building shall exceed a height of 35 feet.
B. Lot Standard.
a. The maximum number of lots shall be one.
b. The minimum lot area shall be 0.46 acres or 20,000 square feet.
c. The maximum number of buildings shall be three.
C. Front Setback.
a. The minimum front setback for the existing structure shall be 19 feet.
b. The minimum front setback for any new structure shall be 20 feet.
D. Side Setback.
a. The minimum side setback shall be 20 feet.
E. Rear Setback.
a. The minimum rear setback shall be 20 feet.
F. The maximum Gross Floor Area (GFA) within this Planned Development shall be limited to 1,125 square feet.
G. The maximum Gross Leasable Area (GLA) within this Planned Development shall be limited to 900 square feet.
H. Parking spaces shall be located at least 6 feet from any building structure, or Property line.

VI. Parking Standards

- A. Parking Requirement shall follow the Jefferson County Zoning Resolution.

VII. Fences and Retaining Walls

- A. No chain link, barbed wire, or electric fence shall be allowed. Perimeter fencing shall utilize a split rail or similar design.
B. A solid fence must screen all outdoor stored vehicles, equipment or materials at least 2 feet above the item being screened to a maximum of 8 feet in height.
C. While obscuring on-site amenities will be avoided, maximum fence height within front set back shall be 42 inches. All other fencing is not to exceed 6 feet in height, except for screen fencing.
D. Fencing to be designed to complement overall project design, be compatible with adjacent land use, be used to screen nearest neighbor, and unsightly uses.



Legal Description

Parcel A: Lots 12, 13, 14 and 15, Block 22, Pine Grove, together with the west 1/2 of vacated Third Street adjacent to said Lot 15, and

Parcel B: Lots 9, 10, and 11, Block 21, Pine Grove, together with the east 1/2 of vacated Third Street adjacent to said Lot 9, Section 27, Township 7S, Range 71W, County of Jefferson, State of Colorado

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 platting process the Planning and Zoning Director may allow minor variations for the purpose of establishing:

- a. Final road alignments
b. Final configuration of lot and tract sizes and shapes
c. Final building envelopes
d. Final access and parking 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 and building permit application.

COUNTY COMMISSIONER'S CERTIFICATE

This Official Development Plan, titled Elephant Rock Café and Treasures Official Development Plan, was approved the 16th day of January, 2007, and is accepted by the Board of County Commissioners this 8th day of February, 2007.

BOARD OF COUNTY COMMISSIONERS:

[Signature]
Chairman
[Signature]
Clerk



CLERK AND RECORDERS'S CERTIFICATE:

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado, on this 8th day of February, 2007 at 02:06 o'clock P.m.

[Signature]
Jefferson County Clerk and Recorder

By: *[Signature]*
Deputy Clerk

OWNER'S CERTIFICATE:

I, Cynthia Jorgenson, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Owner: *[Signature]* Date: 02-07-07
Cynthia Jorgenson

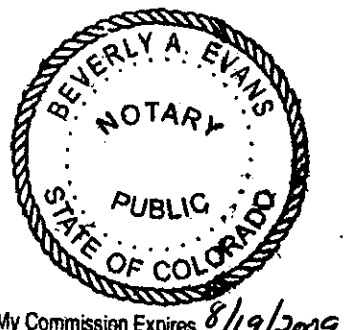
NOTARY PUBLIC:

County of Jefferson)
State of Colorado)ss
The foregoing instrument was acknowledged before me this 17th day of February, 2007 by

[Signature]
Cynthia Jorgenson

Witness my Hand and Official Seal.

My commission expires: *[Signature]* 8/19/2009
Notary Public



Prepared By: Cynthia Jorgenson
16730 Pine Valley Road
Pine Grove, CO 80470
Phone: (303) 838-8785

Prepared On: July 13, 2006

Revision Date:
1. October 12, 2006

Rec # 2007016137

**ELEPHANT ROCK CAFÉ
AND TREASURES
OFFICIAL DEVELOPMENT PLAN**

MAP NUMBER: 187

CASE NUMBER: 06-116894 RZ

SHEET 2 OF 2

Written Restrictions

VIII. Lighting

- A. Lighting shall avoid glare on adjacent properties, and be shielded or low level for a softer look.
- B. Lights shall be building mounted rather than pole mounted, and shall be shielded and directed downward or toward building.
- C. Lamps shall be compatible in design with the historic building and town.
- D. Light fixtures shall not be placed above 12 feet in height from grade, except lights used for signs.
- E. All outdoor lamps to utilize sodium vapor or incandescent bulbs.

IX. Signs

- A. All signs must be wall-mounted or monument (single or double faced). No pole-mounted or rooftop signs are permitted.
- B. All signs to be setback a minimum of 50 feet from adjacent properties and a minimum of 10 feet from any road.
- C. Maximum monument sign height is 6 feet, from grade, including any berms. Wall signs shall not exceed the height of the wall to which they are attached.
- D. The size of wall sign shall be limited to 12 square feet wide. The monument sign shall be limited in size to 25 square feet.
- E. The total number of signs allowed is one wall sign and one monument sign.
- F. Signs shall be constructed of wood, stone, metal or other natural material.
- G. Sign lighting fixtures shall be a fully shielded downcast or up-lit type. No internally lit signs are permitted. Signage shall only be lit during business hours.
- H. Sign lighting shall not cast glare on adjacent neighbors property or roadway.
- I. Signs shall complement the historic building and town.

X. Landscape

- A. The owner of the property shall be responsible for the proper maintenance of all landscaped areas.
- B. All landscaping shall be designed, installed and maintained to emulate the natural environment and shall be selected for low-water usage. Indigenous plants should be utilized where appropriate, such as in landscape buffer.
- C. Grounds shall be maintained in a safe, clean and neat condition.
- D. Existing trees shall be maintained. If any tree should die or be destroyed the owner shall replace said tree with similar type and required size.
- E. A landscape buffer a minimum of 10 feet in width is required along Pine Valley Road. Landscaping and split-rail fencing should be utilized within this buffer to screen parked vehicles and to control access onto the site.
- F. No minimum amount of landscaping is required, however, landscaping within the buffer shall consist of trees and/or shrubs appropriate to screen vehicles.

XI. Architecture

- A. Architectural standards shall maintain the original character of this historic building and town.
- B. New construction shall complement the unique features of said building, using compatible materials, forms, colors and scale.
- C. All outdoor dumpsters and trash containers shall be screened from public view with a fence or wall and landscaping material. An opaque gate shall screen the point of access. The screen fence or wall shall be made of wood, masonry or rock.
- D. Colors shall be neutral or earth toned.
- E. All roofs shall be pitched. Flat roofs are not permitted.

XII. General Standards

- A. No materials or wastes shall be deposited upon any lot in such form or manner, that it may be transferred off the lot by natural forces or causes.
- B. Every use within this Official Development Plan shall be operated so that it does not emit an obnoxious odor, noise, a dangerous degree of heat, glare, vibration, radiation, dust, smoke or fumes beyond the property boundaries.
- C. All provisions of the Jefferson County Zoning Resolution not specifically mentioned within this ODP shall be applicable and enforceable.
- D. All trash containers will be of sufficient construction, as verified in writing by the Colorado Division of Wildlife, and secured at all times to prevent the foraging of bears.

Unofficial

COMMUNITY MEETING SUMMARY

COMMUNITY MEETING SUMMARY

Case Number

23-128638

Meeting Date

10/24/23

Approx. # of Citizens

14

Signed in

Meeting Location

Virtual

Subject Property

16730

Property Owner

Barbara Sahlin

Applicant/Representative

Barbara Sahlin

Summary of the Applicant's Presentation

Overview of plan for building, coffee shop and light retail

Information Presented/Format of the Meeting

powerpoint on rezoning by Reid Powers then Barbara did her presentation

Overall Impression/Tone of Meeting

good, people seem to want and like the idea of a coffee shop and light retail. people want this rezoning and SDP to happen.

Main Points/Issues Raised by Citizens/Applicant's Response

People asked about rezoning process, current ODP, why rezoning needed, why SDP is needed. Questions answered .

One person asked about timeline and if community could help speed up the process at all.

Many people voices support and like the rezoning. People want a place for food and light retail. 6+ people offering support.

People seem to want a place to eat and gathering spot.

No good place to get small groceries or items, have to drive away to other town to get anything. A coffee shop with small retail would be nice for the community.

People think place for coffee shop is great, think it would not hinder traffic, think its a great spot.

REFERRAL COMMENTS

Reid Powers

From: Fuller - DNR, Kathleen <kathleen.fuller@state.co.us>
Sent: Monday, March 25, 2024 6:07 PM
To: Reid Powers
Subject: --{EXTERNAL}-- Re: 24-101608RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Dear Mr. Powers,

The State Engineer's Office has no objections to 24-101608RZ as proposed, as long as the well is used within its permitted limits.

If you have questions, please feel free to contact me directly.

Thank you,
Kate

----- Forwarded message -----

From: <TEMPMAILER@jeffco.us>
Date: Mon, Mar 4, 2024 at 1:35 PM
Subject: 24-101608RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning
To: <ASUMMERS@drcog.org>, <GCHIAPELLA@drcog.org>, <CUSP@cusp.ws>, <REID.DEWALT@state.co.us>, <SARAH.BRUCKER@state.co.us>, <JOANNA.WILLIAMS@state.co.us>, <NFFPD@hotmail.com>, <RRUSH@elkcreekfire.org>
Cc: <RZPOWERS@jeffco.us>, <MSCHUSTE@jeffco.us>, <KMILLER@jeffco.us>



ELECTRONIC REFERRAL

This e-mail is to inform you that the application referenced below is now beginning the 1st Referral. Please review and provide comments on the referral documents found in the **Case Folder** in the **Current Referral Documents** sub-folder. Comments should be submitted electronically to the Case Manager by the due date below.

Case Number: 24-101608 RZ

Case Type: Rezoning

Case Name: 16730 County Rd 126

Address: 16730 County Rd 126

Description: To change my Planned Development Commercial written restrictions to allow consumption of food or beverages to be consumed on the premises.(not allowed under current O.D.P.

Case Manager: Reid Powers

Case Manager Contact Information: rzpowers@co.jefferson.co.us 303-271-8703

Comments Due: 25-MAR-24

If you have any questions related to the processing of this application, please contact the Case Manager.



Jefferson County encrypted email system

If you received this disclaimer all email between Jefferson County and your organization is TLS encrypted.

Jefferson County Colorado

--

Kate Fuller

Water Resource Engineer



P 303.866.3581 x 8245

1313 Sherman St., Suite 821, Denver, CO 80203

Kathleen.Fuller@state.co.us | dwr.colorado.gov [dwr.colorado.gov]



North Fork Fire Protection District

PO Box 183

Buffalo Creek, CO 80425-0183

Phone: 303-838-2270

Fax: 303-838-0412

March 27, 2023

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

RE: 16730 COUNTY ROAD 126 – PINE PERK CAFÉ & GENERAL STORE

To Whom It May Concern:

Russ and Barbara Sahlin requested a fire protection letter for a remodel at the abovementioned address. On behalf of the North Fork Fire Protection District, I have the following comments:

1. This property is located within the boundaries of the North Fork Fire Protection District. The North Fork Fire Protection District will provide emergency services to this property to the best of their ability.
2. The proposed remodel is for a small coffee and sandwich shop.
3. As part of the remodel a range/oven combo will be installed.
4. As part of the remodel a full kitchen hood fire suppression system will be installed.
5. A fire district permit is required for the kitchen hood fire suppression system. Have your contractor email me the plans for a permit.
6. Portable fire extinguishers will be required. One K-class for the kitchen and one ABC type for the building.
7. A fire marshal inspection is required before building occupancy.
8. The remodel shall comply with the adopted County codes for new construction.
9. These comments are based on currently available information. If plans or conditions change in the future, there may be additional requirements.

Please contact me by email at rparker@elkcreekfire.org if I can be of further assistance.

Sincerely,

Roger Parker
Fire Marshal
Elk Creek Fire Protection District
Under Contract with North Fork Fire Protection District

MEMO

TO: Reid Powers
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: March 5, 2024

SUBJECT: Case #24-101608 RZ
Barbara Sahlin
16730 County Rd 126

PROPOSAL SUMMARY

Rezone the Planned Development Commercial written restrictions to allow consumption of food or beverages to be consumed on the premises. (not allowed under current O.D.P)

COMMENTS

Jefferson County Public Health (JCPH) provided comments on June 7, 2023, regarding a pre-application planning case for this property. We have reviewed the documents submitted by the applicant for this rezoning process and have 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. Failure to provide required documentation may delay the planning process.**

REZONING REQUIREMENTS (Private Wells & OWTS)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
		Submit the current Onsite Wastewater Report (Form 6001) in accordance with the LDR Section 22.B.2	Wastewater
		Submit the maximum gallons for all existing and proposed uses at full build out for this rezoning proposal using Appendix A of the current Onsite Wastewater Regulations in Jefferson County.	Wastewater
✓	03/05/2024	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

WATER

The Land Development Regulation requires proof of legal water that demonstrates that the water source is legally available for the proposed development in accordance with the County Zoning Resolution and Land Development Regulation (LDR) Section 21.B.2.a (1). The Colorado Division of Water Resources (CDWR) is the governing authority for wells and will make the determination if the proposed development can be legally supplied with individual wells. Contact the Colorado Division of Water Resources, 303.866.3581.

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.

WASTEWATER (LDR 22)

Jefferson County Public Health has records of the existing onsite wastewater treatment system that was installed in 2013 to serve a coffee shop at 16730 County Road 126 (Permit #03-102687 OW).

There is an active onsite wastewater permit for this property (Permit #23-111364 OW) to install a higher-level treatment unit. This permit is only approved to serve the café. Any additional uses of the septic system may require the permit and engineering to be revised. **On October 31, 2023, the permit for this higher-level treatment system was unapproved. According to JCPH records, the contractor was not licensed. As such, this system remains unapproved by JCPH.**

The applicant completed an outdated Onsite Wastewater Report (Form 6001). As such, current Form 6001 must be completed in accordance with LDR Section 22.B.2. (a). This form can be obtained from the Jefferson County Planning and Zoning Department or at <https://www.jeffco.us/DocumentCenter/View/1788/Form-6001---Onsite-Wastewater-Report-Form-PDF>

The maximum gallons for all existing and proposed uses at full build out was not provided as requested in the JCPH June 7, 2023, pre-application agency response document. As such, the maximum gallons for all existing and proposed uses listed in the Official Development Plan must be provided. This information and Form 6001 will be used to determine if the existing OWTS is sufficient in size to support the request to allow food and beverage to be consumed on the premises or if this system must be increased in size.

ENVIRONMENTAL QUESTIONNAIRE

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.

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.

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: Food Service Establishments/Grocery Stores, Non-community Water Supply Systems.

Currently, there is no record of an approved retail food service establishment at this address. As such, the proposed retail food service establishment will be subject to a plan review, yearly licensing, and routine inspections by this Department. Please email health_eh_rf_plan_review@jeffco.us for specific requirements. "Retail food establishment" means a retail operation that stores, prepares, or packages food for human consumption or serves or otherwise provides food for human consumption to consumers directly or indirectly through a delivery service, whether such food is consumed on or off the premises or whether there is a charge for such food. Colorado Revised Statutes 25-4-1602(14).

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.

P&Z REFERRAL T&E RESPONSE

To: Reid Powers

Case #:24-101608 RZ

Case Name, Address, or PIN:

From: Transportation & Engineering

Due Date:March 18, 2024

16730 County Rd. 126

Amanda Attempt Result & Attachments:

☐ Comments Sent (no further review)

☒ Comments Sent (request re-review)

☐ No Comment (no further review)

Drainage

☐ T&E is currently working on a project in the area. See attached information.

☐ No concerns.

☐ Other Notes:

Right-of-Way / Roadway Corridor Expansion Projects

☒ **Corridor Projects / ROW**

☐ Land owner will need to refund the county \$ _____ for ROW purchased in _____ for
 This amount **must** be paid before plat is recorded and / or plans are approved and released for construction.

☐ Documentation attached in AMANDA. ☐ Documentation to follow.

☐ Additional ROW needed for upcoming T&E project. Plan sheet attached with required width / area.

☐ Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the county. Please have the applicant submit a cost estimate.

☒ No Concerns.

☐ Other Notes:

Traffic Operations / Transportation Planning

Included in
referral

Reviewed

No Yes

☒ **Transportation Planning**

☒ **Transportation Engineering**

Traffic Study

☐
☐
☐

Signage & Striping Plan

☐
☐
☐

Traffic Signal Plans

☐
☐
☐

Trails or Sidewalks

☐
☐
☐

Street / Road Plans

☐
☐
☐

☐ No Concerns.

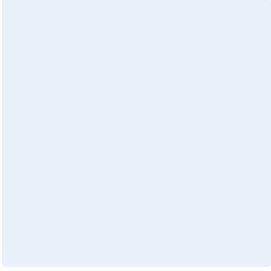
☒ Other Notes:

Please provide trip generation comparison (Existing use, existing zoning, to proposed zoning). Uses can be based on SFs as defined per proposed ODP. Showing trips proposed use only is not sufficient for a rezone.

Additional Comments

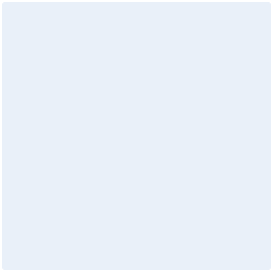
☐ Name:

Comments:



☐ Name:

Comments:



ZONING REVIEW MEMO

Date: March 19, 2024

To: Reid Powers, Case Manager

From: Sara Hutchinson, Review Planner

Re: 1st Referral for an application to rezone the existing PD at 16730 County Rd 126.

Case no.: 24-101608RZ

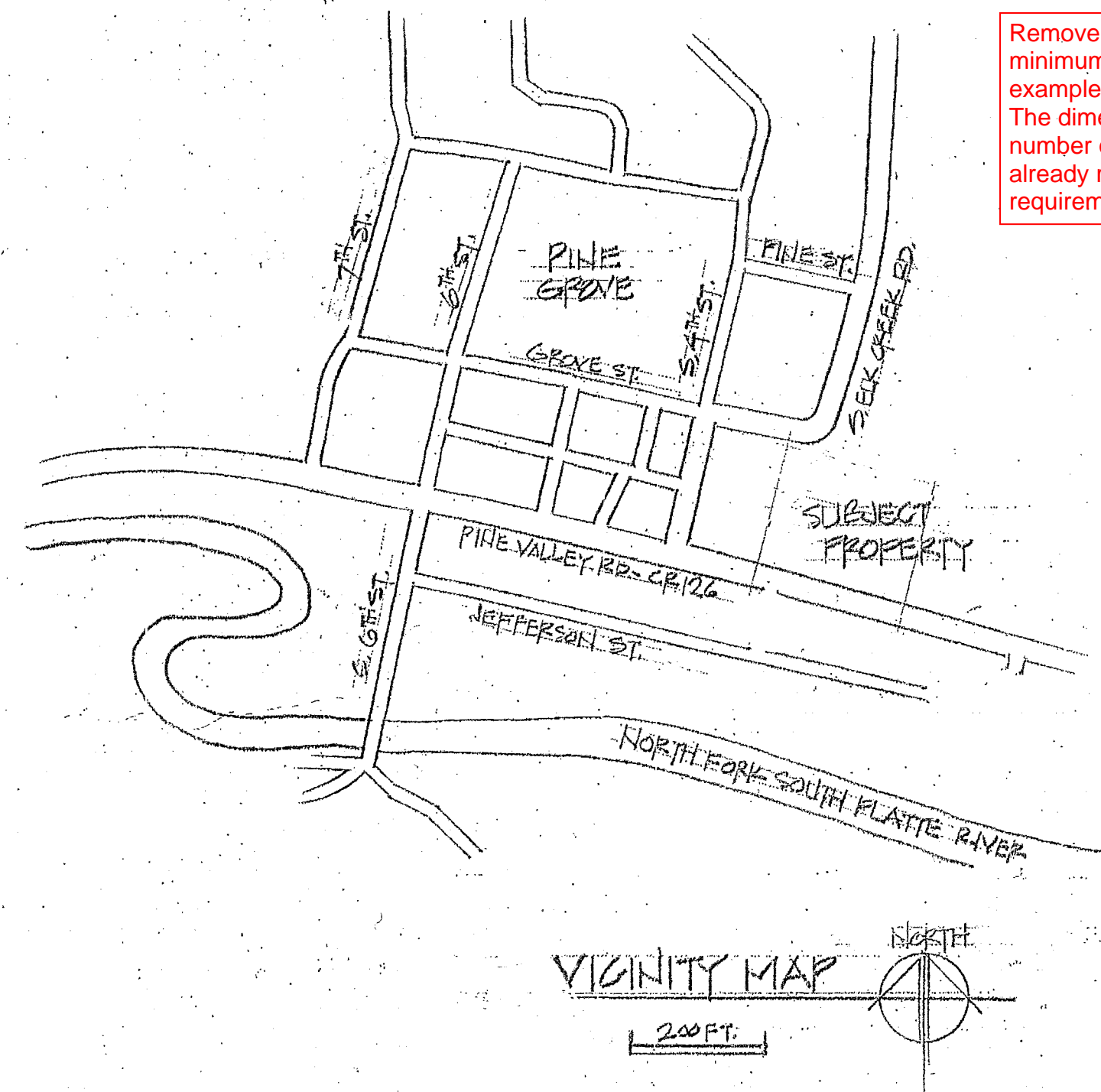
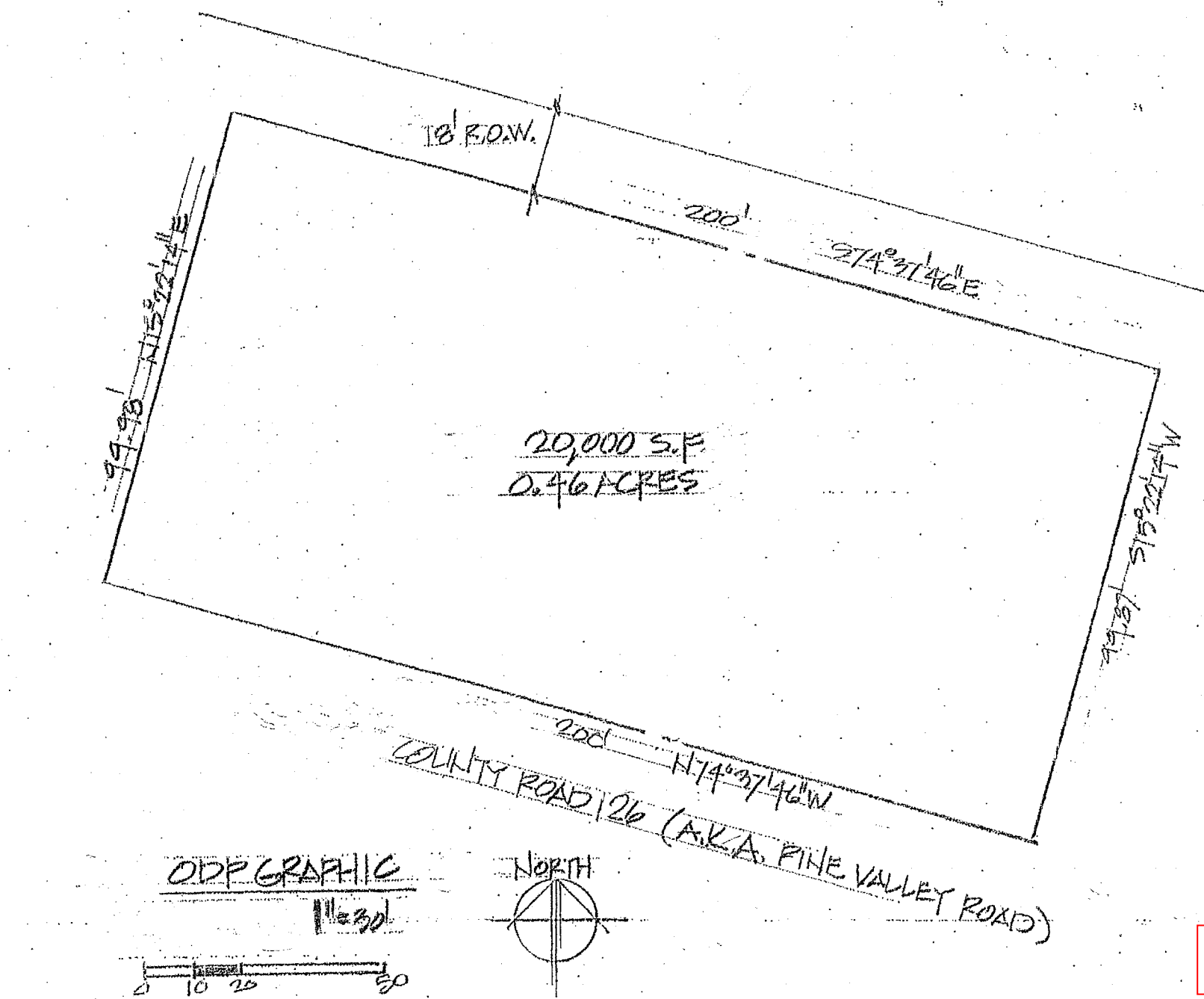
Development Review Planning has the following comments on this case.

General:

1. Please see redmarks on the ODP for detailed notes.
2. Language should be enforceable – remove subjective language, and anything that repeats the ZR requirements. Clean up text and formatting.
3. Remove reference to ROW restrictions.

PINE PERK
&
GENERAL STORE
OFFICIAL DEVELOPMENT
PLAN

Case Number: 24-101608RZ



Written Restrictions:

- 1) Title and Names:
Official Development Plan Title: Pine Perk & General Store
Date Prepared: 2/10/2024
Official Development Plan Prepared by:
Barbara P. Sahlin
16745 Jefferson Street
Pine Colorado 80470
303-838-3327 / cell: 720-498-0851
bsahlinbsn@hotmail.com
Owner: Barbara P. Sahlin
- 2) Permitted uses:
Main existing structure:
A. L.T.E. Land use 930 " Fast Casual Café " with little or no waitstaff or table service
B. Commercial Convenience Retail not to exceed 400 sq.ft.
- 3) Lot Standards:
~~A. The Number of lots shall be one~~
~~B. The Property shall not be subdivided~~
- 4) Building Standards:
A. No Structure shall exceed 35' in Height
B. The Maximum number of Buildings shall be two
- 5) Building Setbacks:
~~Existing Structure:~~
A. The Front setback to be determined by Previous variances, size of entry porch allowed, (a 10'x10' covered preferred) and was recently permitted to build.
~~B. The West side setback shall be 20 feet~~
C. The rear setback shall be 20 feet
D. The east side (Parking lot) set back shall be six feet
- 6) The Gross Floor Area (G.F.A.) for this Planned Development shall be limited to 1120 sq.ft.
- 7) The Gross leasable area (G.L.A.) for this Planned Development shall be limited to 1120 sq.ft.
- 8) Parking Standards:
A. There shall be eleven 9'x18' Standard Parking spaces
B. There shall be Two A.D.A. compliant car accessible spaces
C. There shall be one loading/unloading area in the rear 12'x20' long
D. Parking Spaces shall be located at least 6' from any building or structure
E. There shall be one Bicycle Parking space to accommodate 5 bicycles
- 9) Parking lot Lighting:
~~A. Pole Type Parking lights would not be required we won't be open at night~~
- 10) Fences and Retaining walls:
A. No chain-link, barbed wire, or electric fence shall be allowed.
~~B. Retention, Landscape Berm, and decorative fencing shall be of "Split Rail" or similar design~~
C. while obscuring onsite amenities shall be avoided, the Front setback, parking lot berms, and decorative Landscape fencing shall be limited to 42" in height
D. The west 200' fence shall be limited to 42" in height from the S.W. corner pin extending 20' to the north then increasing in height to 7' for the remaining 80'
E. Dumpster and propane tank fencing shall be 6' in height
~~F. Fencing is to be designed to compliment overall project design, be compatible with adjacent land uses, used to screen adjacent neighbors, and unsightly uses~~
- 11) Landscaping:
A. Property will be maintained in a Xeriscape manner, using locally grown drought and fire resistant plants and grasses
~~B. The east Parking lot property line will not be completely closed off with a landscape buffer Zone to allow easier to 16740 Cr.126~~
C. The south facing Parking Lot/Landscape berm shall be 6' wide and 42" tall
E. The preferred setback for The Parking lot berm from R.O.W. on Cr.126 shall be 20' at the west end and 23' at the east end
- 12) Right of way:
No additional property will be dedicated to the Right of way
Reason:
A. The Traffic Generation Analysis report shows minimum impact on traffic
B. Traffic will also use Alley access to fourth street (already in use when needed)
C. We are in the center of the town and trying to keep our property in line with the historic layout of Pine Grove
D. There has never been a traffic incident in that area in 117 years.

Can just say
"Maximum of one lot"

What is the east side
building setback?
Parking lot setbacks
don't need to be
noted.

Remove "there shall be" language. Instead, write
minimums and maximums or the requirement. For
example: "Minimum parking spaces: 11"
The dimensions of the parking spaces, the
number of ADA spaces required, and D-E are
already regulated. Are you changing the existing
requirements in the ZR? If not, can delete.

Can these
requirements be met
with the site?

Remove all
subjective language.

Very difficult to
enforce. Write out the
proposed setbacks
as a dimension.

Why are these the
same sf?

Language is difficult to enforce.

This should not be
regulated within an
ODP.

Legal Description:

Parcel A: Lots 12, 13, 14, and 15, Block 22, Pine Grove, together with the west ½ half of vacated third street adjacent to said lot 15, and

Parcel B: Lots 9, 10, and 11, Block 21, Pine Grove, together with the east ½ of vacated third street adjacent to said lot 9, Section 27, Township 7S, Range 71W, County of Jefferson, State of Colorado

Standard Flexibility Statement:

The graphic drawings contained in this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. During the platting process the Planning and Zoning Director may allow minor variations for the purpose of establishing:

- a. Final Road Alignment
- b. Final configuration of Lot and Tract sizes and shapes
- c. Final Building Envelopes
- d. Final Access and Parking 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 and building permit application.

County Commissioners Certificate:

This Official Development Plan, titled Pine Perk & General Store, was approved the ____ Day of _____, 20__ and is accepted by the Board of County Commissioners this ____ Day of _____, 20__

Board of county Commissioners:

chairman

clerk

Clerk and Records Certificate:

Accepted for filing in the office of the County Clerk and Recorder of Jefferson County at Golden, Colorado, on this ____ day of _____, 20__ at ____ o'clock __m

By _____
Jefferson County Clerk and Recorder Deputy Clerk

Owners Certificate:

I, Barbara P. Sahlin, as owner of the land effected by this Planned Development, accept and approve all conditions set forth herein.

Owner: _____ Date: _____
Barbara P. Sahlin

Notary Public:

County of Jefferson)

State of Colorado)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by

Barbara P. Sahlin

Witness my Hand and Official seal.

My commission expires: _____

Notary Public

Prepared by: Barbara P. Sahlin
16745 Jefferson St.
Pine Grove, Co. 80470
303-838-3327

Prepared on: _____

ADDRESSING

MEMO

To: Reid Powers
FROM: Christine Derby
SUBJECT: 24-101608RZ 16730 County Road 126
DATE: March 6, 2024

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone the Planned Development-Commercial, written restrictions, to allow consumption of food/beverages on the premises (not allowed under current O.D.P).
2. Access is off County Road 126.
3. There is a valid existing address, 16730 County Road 126, in the addressing database. This address will not change with this Rezoning but may change with future development.

Please let me know if you have any questions.

PLANNING ENGINEERING MEMORANDUM

TO: Reid Powers, Case Manager
FROM: Laura Armstrong, Planning Engineering
DATE: March 21, 2024
RE: 24-101608RZ; Rezoning to revise the existing ODP at 16730 County Rd 126

I have reviewed the application documents and provided the comments below. These comments are based upon the requirements of the Jefferson County Zoning Resolution (ZR), the Transportation Design and Construction Manual (TD&CM), the Land Development Regulation (LDR), and the Storm Drainage Design and Technical Criteria (SDD&TC).

PLANNED DEVELOPMENT ZONE DISTRICT

1. Official Development Plan: See red-marks to proposed ODP.

TRANSPORTATION

2. Traffic information: Staff is unable to evaluate the change in traffic and/or impacts that would result due to the change from existing to proposed uses.

The "Traffic Generation Analysis" prepared by Lantz Associates LLC dated December 2023 did not estimate the traffic generation from the existing use (Elephant Rock Café and Treasures ODP). An estimation must be made based on the uses and square footages specified in the ODP.

The proposed development is estimated to generate about 74 trips per day based on a "Fast Casual Restaurant" use at 0.760 ksf (760 sf), the size of the existing building. This does not align with the proposed ODP, which specifies two permitted uses for the "main existing structure": "Fast Casual Café" and "Commercial Convenience Retail". So evaluation of the proposed traffic needs to include both uses based on the square footage limits in the ODP.

3. Improvements: Traffic impacts are anticipated to be negligible. No improvements are expected to be necessary.
4. Access: Access to County Rd 126 and circulation internal to the property will be reviewed with the design documents submitted with the future Site Development Plan.

FUTURE REQUIREMENTS

A Site Development Plan (SDP) process will be necessary in order to do the proposed work (ZR 7). The applicant is encouraged to schedule a Pre-Application Meeting to discuss the SDP process. Below are some considerations for the SDP process:

1. Access: the access points will be finalized. This will include review of intersection spacing between access points relative to 2nd St along County Rd 126, as well as making sure the Northern alley is constructed to County Standards.
2. Drainage: The applicant will need to provide a Phase III Drainage Report that describes how the development will be able to meet the County Standards related to stormwater runoff. This may involve the construction of detention/retention or stormwater quality facilities.

3. Road Improvements: Improvements to the adjacent portion of County Rd 126 may be required to bring it to County Major Collector Road standards. This may include dedication of Right-of-Way or widening the existing pavement.
4. Parking: Staff will review the proposed internal circulation, parking spaces, parking lot, and loading areas to County standards.

If you wish to set up a meeting to discuss the above comments, or if you have any questions regarding these comments, please contact me at larmstro@jeffco.us or 303-271-8715.

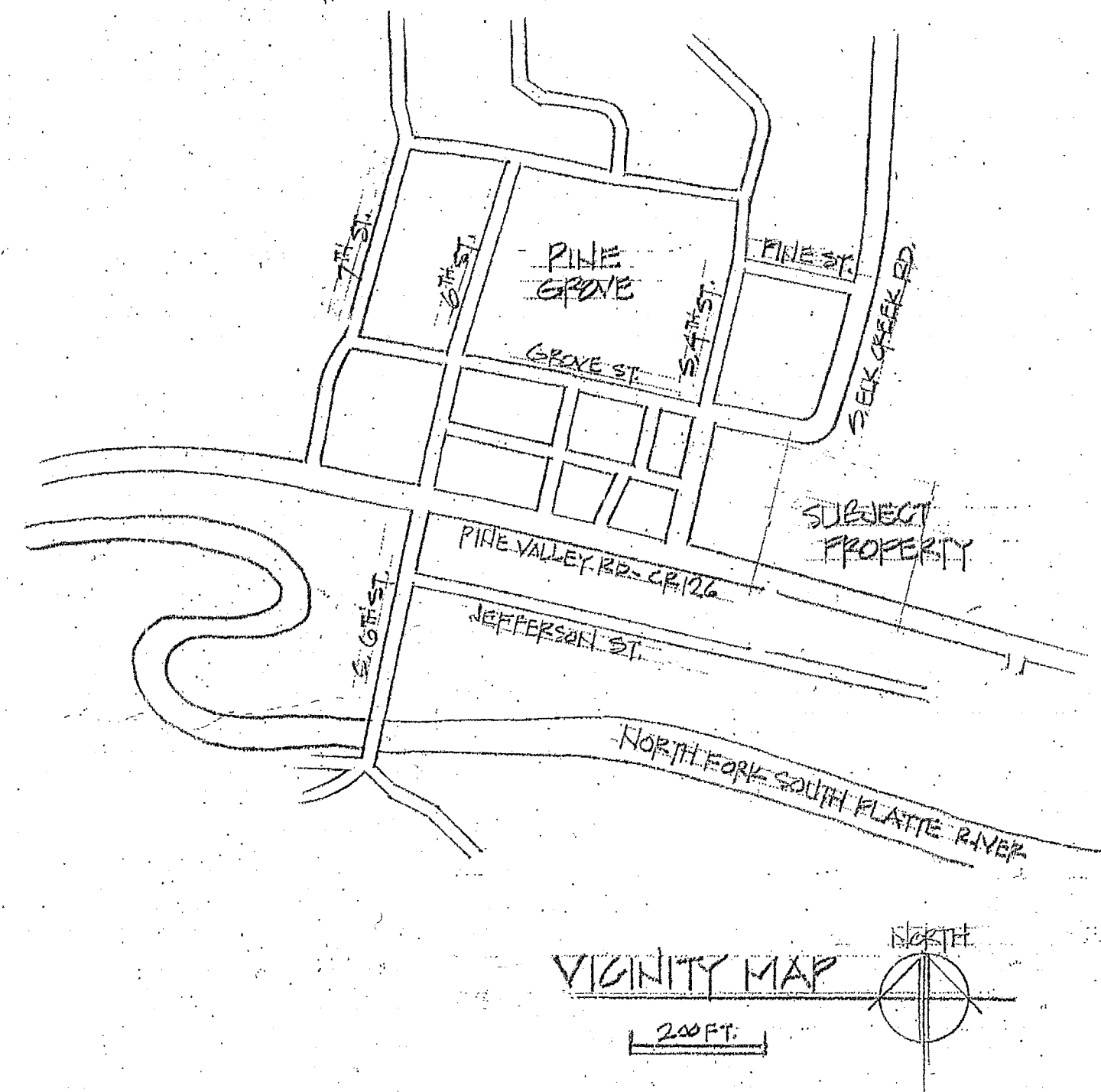
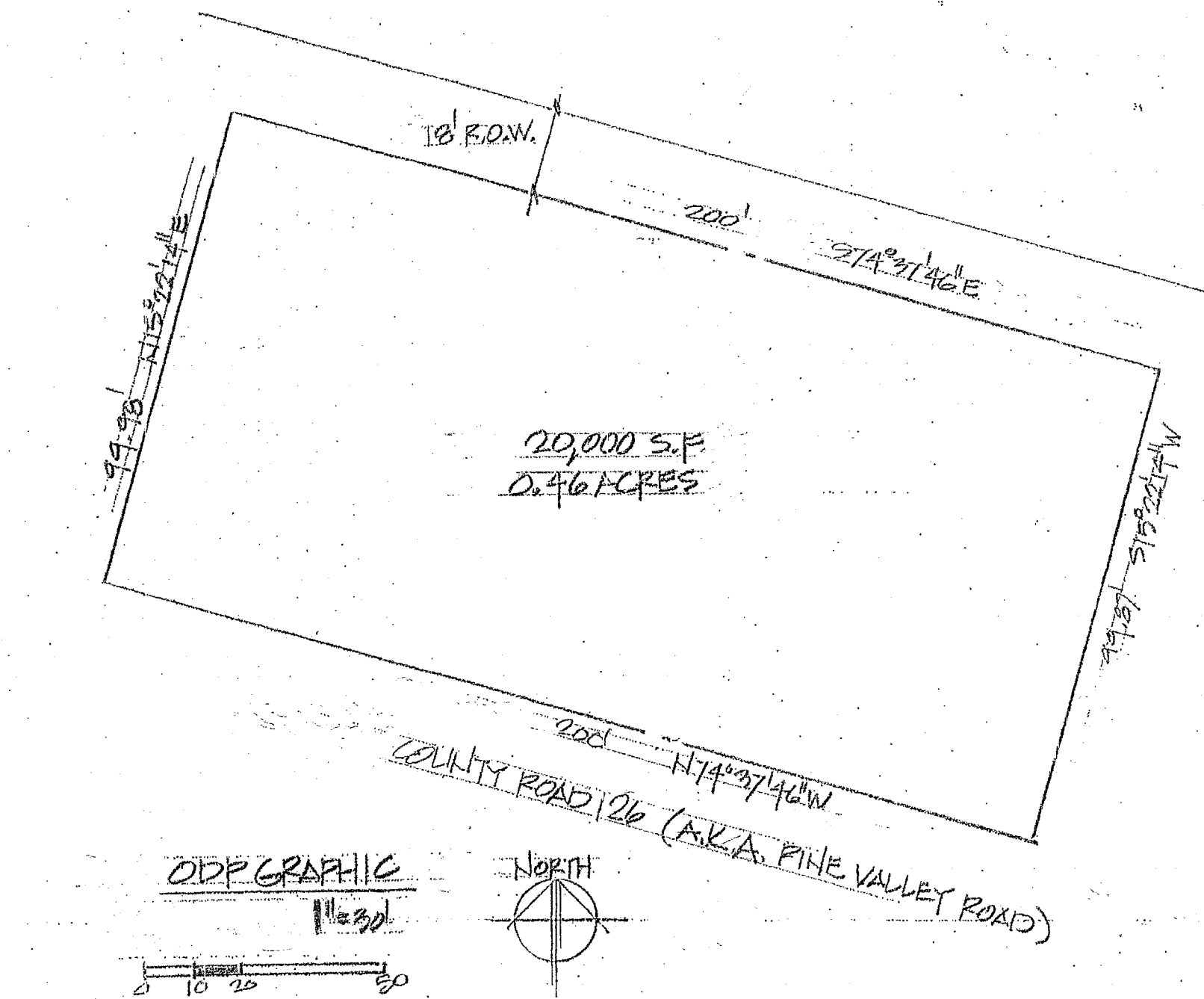
Sincerely,

Laura Armstrong,
Civil Planning Engineer

Attachment:

c: Owner/Applicant
 File

PINE PERK
&
GENERAL STORE
OFFICIAL DEVELOPMENT
PLAN



Written Restrictions:

- Title and Names:
Official Development Plan Title: Pine Perk & General Store
Date Prepared: 2/10/2024
Official Development Plan Prepared by:
Barbara P. Sahlin
16745 Jefferson Street
Pine Colorado 80470
303-838-3327 / cell: 720-498-0851
bsahlinbsn@hotmail.com
Owner: Barbara P. Sahlin
- Permitted uses:
Main existing structure:
A. I.T.E. Land use 930 " Fast Casual Café " with little or no waitstaff or table service
B. Commercial Convenience Retail not to exceed 400 sq.ft.
- Lot Standards:
A. The Number of lots shall be one
B. The Property shall not be sub-divided.
- Building Standards:
A. No Structure shall exceed 35' in Height
B. The Maximum number of Buildings shall be two
- Building Setbacks:
Existing Structure:
A. The Front setback to be determined by Previous variances, size of entry porch allowed, (a 10'x10' covered preferred) and was recently permitted to build.
B. The West side setback shall be 20 Feet
C. The rear setback shall be 20 feet
D. The east side (Parking lot) set back shall be six feet
- The Gross Floor Area (G.F.A.) for this Planned Development shall be limited to 1120 sq.ft.
- The Gross leasable area (G.L.A.) for this Planned Development shall be limited to 1120 sq.ft.
- Parking Standards:
A. There shall be eleven 9'x18' Standard Parking spaces
B. There shall be Two A.D.A. compliant car accessible spaces
C. There shall be one loading/unloading area in the rear 12'x20' long
D. Parking Spaces shall be located at least 6' from any building or structure
E. There shall be one Bicycle Parking space to accommodate 5 bicycles
- Parking Lot Lighting:
A. Pole Type Parking Lights would not be required we won't be open at night
- Fences and Retaining walls:
A. No chain-link, barbed wire, or electric fence shall be allowed.
B. Perimeter, Landscape Berm, and decorative fencing shall be of "Split Rail" or similar design
C. while obscuring onsite amenities shall be avoided, the Front setback, parking lot berms, and decorative Landscape fencing shall be limited to 42" in height
D. The west 100' fence shall be limited to 42" in height from the S.W. corner pin extending 20' to the north then increasing in height to 7' for the remaining 80'
E. Dumpster and propane tank fencing shall be 6' in height
F. Fencing is to be designed to compliment overall project design, be compatible with adjacent land uses, used to screen adjacent neighbors, and unsightly uses
- Landscaping:
A. Property will be maintained in a Xeriscape manner, using locally grown drought and fire resistant plants and grasses
B. The east Parking lot property line will not be completely closed off with a landscape buffer Zone to allow easier to 16740 Cr.126
C. The south facing Parking Lot/Landscape berm shall be 6' wide and 42" tall
E. The preferred setback for The Parking lot berm from R.O.W. on Cr.126 shall be 20' at the west end and 23' at the east end
- Right of way:
No additional property will be dedicated to the Right of way
Reason:
A. The Traffic Generation Analysis report shows minimum impact on traffic
B. Traffic will also use Alley access to fourth street (already in use when needed)
C. We are in the center of the town and trying to keep our property in line with the historic layout of Pine Grove
D. There has never been a traffic incident in that area in 117 years.

Include square footage limit for this use

Check with Case Manager on parking requirements. Relief from County requirements can be requested and evaluated during the processing of the Site Development Plan and should be removed from the ODP.

Possible dedication of Right of Way shall comply with County regulations and will be evaluated with the Site Development Plan.

Legal Description:

Parcel A: Lots 12, 13, 14, and 15, Block 22, Pine Grove, together with the west ½ half of vacated third street adjacent to said lot 15, and

Parcel B: Lots 9, 10, and 11, Block 21, Pine Grove, together with the east ½ of vacated third street adjacent to said lot 9, Section 27, Township 7S, Range 71W, County of Jefferson, State of Colorado

Standard Flexibility Statement:

The graphic drawings contained in this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. During the platting process the Planning and Zoning Director may allow minor variations for the purpose of establishing:

- Final Road Alignment
- Final configuration of Lot and Tract sizes and shapes
- Final Building Envelopes
- Final Access and Parking locations
- 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 and building permit application.

County Commissioners Certificate:

This Official Development Plan, titled Pine Perk & General Store, was approved the ____ Day of _____, 20__ and is accepted by the Board of County Commissioners this ____ Day of _____, 20__

Board of county Commissioners:

chairman

clerk

Clerk and Recorders Certificate:

Accepted for filing in the office of the County Clerk and Recorder of Jefferson County at Golden, Colorado, on this ____ day of _____, 20__ at ____ o'clock __m

By _____
Jefferson County Clerk and Recorder Deputy Clerk

Owners Certificate:

I, Barbara P. Sahlin, as owner of the land effected by this Planned Development, accept and approve all conditions set forth herein.

Owner: _____ Date: _____
Barbara P. Sahlin

Notary Public:

County of Jefferson)

State of Colorado)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by

Barbara P. Sahlin

Witness my Hand and Official seal.

My commission expires: _____

Notary Public

Prepared by: Barbara P. Sahlin
16745 Jefferson St.
Pine Grove, Co. 80470
303-838-3327

Prepared on: _____

Memorandum

To: Reid Powers
Planner

From: Patrick O'Connell
Engineering Geologist

Date: March 27, 2024

Re: 16730 County Road 126, Case No. 23-138211RZ

I have reviewed the submitted documents for the subject project. I have the following comments:

1. The site is not located in a geologic hazard area, and geologic and geotechnical reports are not required at the time of the rezoning.
2. The property is located within the Mountain Ground Water Overlay District. However, since the structure is existing and this rezoning application would not change the amount of water used, or type of well permit, the restrictions of the MGWOD would not apply.



Boards and Commissions
Historical Commission

Tugce Ucar Maurer
Planner II, Long Range Planning
Jefferson County Planning and Zoning

March 19, 2024

Dear Tugce,

The Historical Preservation and Landmarks Committee of the Jefferson County Historical Commission (JCHC) has reviewed *Rezoning 16730 County Rd 126 Pine Grove (Case #24-101608 RZ)*. The attached memo contains more details about the review. No further review is needed. JCHC has the following recommendations:

Recommendation 1. Any future development should be sensitive to the historic nature of the buildings in the Pine Grove community and the North Fork Historic District. Any new development should be sensitive to that history and comport with the other historic structures in the area.

Recommendation 2. The mountain landscape is basically intact throughout the project area and its surroundings. The mountain landscape and rural setting need to be considered during any future plan development and designs.

Please forward our review and recommendations to the case manager.

Sincerely Yours,

//s// Dan Haas, Richard Scudder

Co-Chairs, Historical Preservation and Landmarks Committee
Jefferson County Historical Commission

Attachment: JCHC Memo

ADDITIONAL CASE DOCUMENTS

From: Jen Reilly <jenslines@gmail.com>
Sent: Tuesday, October 15, 2024 10:01 AM
To: Reid Powers
Subject: --{EXTERNAL}-- Case number 24-101608RZ 16730 County Rd 126 Pine, CO
October 15th, 2024

This Message Is From a New Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

I am a homeowner of 27 years on 16915 S 6 th St., Pine Grove, CO. 80470.
I would like to strongly recommend the approval to allow the dine in restaurant and commercial retail property to be completed for all of the following reasons:

- 1) The proposed site and establishment strongly supports the needs of the community
- 2) The site and property needs to be developed
- 3) Jefferson county needs to permit viable business operation within its jurisdiction in a timely manner
- 4) To improve the quality of community development, small businesses should be supported as the development represents growth in the area as a sustainable resource.
- 5) The business is environmentally based and does not depend upon a large output of natural resources which as opposed to large developments, causes disruption of small community areas, depleting minimally developed utility resources.
- 6) The owners of the proposed site are long established local residents with good standing in the community.
- 7) The owners of the site are qualified with experience in the food industry and have the ability to offer a healthy, desirable establishment.
- 8) As a former board member on the North Fork Fire Dept., and a retired risk control inspector, the site is located near Station #2 and is easily a defensible space and poses no non ordinary fire exposure or occupancy overload.

Within the scope of its jurisdiction, I strongly suggest Jefferson County planning and zoning support this amendment.

Jen Reilly
16915 S. 6 th St
Pine Grove, CO. 80470
[Jenslines@gmail.com](mailto:jenslines@gmail.com)

Sent from my iPad

From: shelly means <shellymeans@hotmail.com>
Sent: Friday, October 11, 2024 9:21 AM
To: Reid Powers
Subject: --{EXTERNAL}-- Case #24-101608RZ

This Message Is From a New Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Mr. Powers:

Barb Sahlin and Russ Wilsey are proposing a small restaurant and commercial shop in Pine Grove, which is in the North Fork National Historic District, a beautiful Jefferson County spot. Barb and Russ are long-time residents who have positively supported the community and residents. While their proposed shop is a business, it can be a gathering place for local residents, as well as tourists driving through. Their endeavor will help improve the community as an inviting place. They have saved and cleaned-up an historic building, adding to the ambiance of the historic district.

The Planning Commission and Board of County Commissioners should approve this project as soon as possible.

Shelly Means
16735 Jefferson St.
Pine Grove

Development Permit Application

JEFFERSON COUNTY COLORADO Planning and Zoning

100 Jefferson County Parkway
Suite 3550
Golden CO, 80419
303-271-8700
planning.jeffco.us
pzpermits@jeffco.us

Case Number (for Jeffco employee use only): _____

Please select your application request below:

- ☐ Rezoning from P.D. Commercial to P.D. commercial
- ☐ Special Use Item No. _____ of the _____ Zone District
to permit _____
- | | | |
|--|--|---|
| <input type="checkbox"/> Exemption from Platting | <input type="checkbox"/> Legalization of Property Division | <input type="checkbox"/> Minor Division of Land |
| <input checked="" type="checkbox"/> Minor Modification or Revision | <input checked="" type="checkbox"/> Rezoning/Special Use | <input type="checkbox"/> Rural Cluster |
| <input type="checkbox"/> Location and Extent | <input type="checkbox"/> Site Development Plan Approval | <input type="checkbox"/> Subdivision Platting |
| <input type="checkbox"/> Superlot | <input type="checkbox"/> Superlot Process | <input type="checkbox"/> Vested Rights |

Explanation of Application Request

To change "Written Restrictions" on the current O.D.P. to allow indoor seating. Conforming to the I.T.E. land use 930 Fast Casual Restaurant.

Documents Submitted

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Architectural Elevations | <input type="checkbox"/> Historical, Archaeological & Paleontological Report | <input type="checkbox"/> Proof of Ownership | <input checked="" type="checkbox"/> Wastewater Report |
| <input type="checkbox"/> Drainage Report | <input checked="" type="checkbox"/> Landscape Plan | <input type="checkbox"/> Radiation Report | <input checked="" type="checkbox"/> Water Supply Report |
| <input type="checkbox"/> Exemption Survey | <input checked="" type="checkbox"/> Lighting Plan | <input type="checkbox"/> Reduction of the Plat | <input type="checkbox"/> Wildlife, Vegetation & Landscaping Report |
| <input checked="" type="checkbox"/> Fire Protection Report | <input checked="" type="checkbox"/> Parking Plan | <input type="checkbox"/> Sensory Impact Report | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Geologic Report | <input checked="" type="checkbox"/> Proof of Access | <input type="checkbox"/> Soils Report | |
| | | <input type="checkbox"/> Utility Report | |

Instructions for Submittal

1. Rezoning and Site Development Plan applications and supporting documents must be submitted electronically to our [online portal](https://www.jeffco.us/4445) [https://www.jeffco.us/4445]. All other applications and documents on this form should be emailed to pzpermits@jeffco.us.
2. Incomplete applications will not be accepted and will delay processing.
3. A [Pre-Application](#) is encouraged prior to the formal submittal of a Development Permit Application.

Special Districts

Water	Post Office	Electricity
Sewage	Parks & Rec	Fire

Jefferson County Staff Use Only

Case Number	Date Filed	Current Zoning	Proposed Zoning/SU
Planner	Street Address	Acres	Map Sheet
Previous Cases	Community Plan		

Development Permit Application

Case Number: _____

Project Team Contact Information

Barbara P. Sahlin	bsahlinbsn@hotmail.com	303-838-3327
Property Owner 1	<i>Email (required)</i>	<i>Phone Number</i>
16745 Jefferson St. P.O. Box 183	Pine	80470
<i>Address</i>	<i>City</i>	<i>Zip</i>
Property Owner 2	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
Developer / Subdivider	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
Authorized Representative	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
Engineer	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>

Property Description

16730 County Road 126	Pine	80470
<i>Address of Subject Property and/or Parcel ID Number</i>	<i>City</i>	<i>Zip</i>
County Road 126	0.46	
<i>Access Via</i>	<i>Acreage</i>	<i>Map Sheet</i>

Legal Description:

Lots 12,13,15, Block 22, Together with the west one half of vacated Third Street lying adjacent to lot 15, Map of Pine Grove, County of Jefferson, state of Colorado.,

Lots 9,10, and 11, Block 21 Together with the east one half of vacated Third Street lying adjacent to lot 9, Map of Pine Grove, County of Jefferson, State of Colorado

Additional Information (to support or clarify this application):

Development Permit Application

Case Number: _____

Disclosure of Property Ownership

- ☒ Owner is an individual. Indicate name exactly as it appears on the deed.
- ☐ Owner is a corporation, partnership, limited partnership, or other business entity. Name principals and/or managers on a separate page. Include the articles of organization, partnership agreement, resolution of managers, etc., as applicable to establish legal signatures.

Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.

Property Owner Affidavit

I/We Barbara P. Sahlin, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data, and all other supplementary matter attached hereto and made part of this application, are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize County staff to visit the site as necessary for proper review of this application.

If there are any special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site.

Barbara P. Sahlin
Name
16745 Jefferson St. Pine Co. 80470
Address
303-838-3327 bsahlinbsn@hotmail.com
Phone Email
Barbara P. Sahlin
Signature

Name

Address

Phone Email

Signature

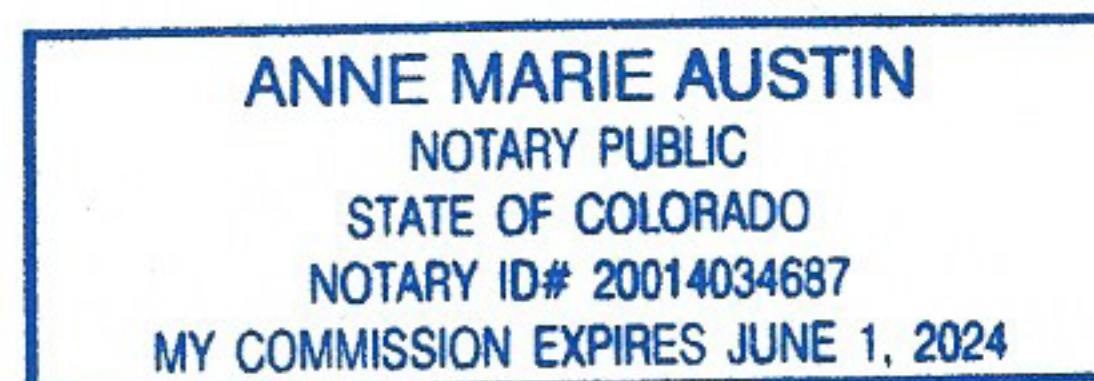
County of Jefferson]
State of Colorado] SS

Sworn to and subscribed before me this 19th day of January, 2024.
(day) (month) (year)

By Barbara P. Sahlin
(name printed)

Witness my hand and official seal.

Notary Public [Signature]
My Commission expires 6/1/2024.
(date)



Development Permit Application

Case Number: _____

Authorized Representative

I/We further permit _____ to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

Note: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Representative Name

Address

Phone

Email

Barbara Sahlin
Owner's Signature

01/19/2024
Date