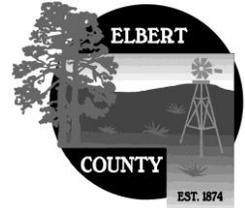




COUNTY OF ELBERT

COMMUNITY & DEVELOPMENT SERVICES DEPARTMENT

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MINUTES ELBERT COUNTY REGULAR PLANNING COMMISSION MEETING February 3, 2015

Note: These meeting minutes are only a summary of the meeting. Duplications of the audio recording are available, for a fee, by contacting Community & Development Services.

The regular Planning Commission Meeting was called to order at 7:00 p.m. by Chairman, Tom Beshore.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commission members present: Tom Beshore, Ron Turner, Rick Brown, Tony Baker, Bob Ware and Daniel Rosales.

Staff present: Kyle Fenner, Director CDS, Curtis Carlson, Senior Planner and Faith Mehrer, Office Manager.

STAFF REPORT ON BOARD OF COUNTY COMMISSIONERS ACTION(S):

- A. The Planning Commission term limit is up for Tom Beshore and Daniel Rosales however, the Planning Commission was left intact, as it is, until such time that the Board of County Commissioners make appointments.**

CONSENT CALENDAR:

- A. Daniel Rosales moved to approve the meeting minutes from the January 20th Planning Commission meeting. Rick Brown seconded the motion. Motion carried 6 to 0.**

COMMUNITY INPUT:

PUBLIC HEARINGS:

A. Amendment to Elbert County Zoning Regulations Part I, Section 2; Planning Commission:

- a. Kyle Fenner presented a Staff Report that summarized the changes that had been suggested in the last meeting.
- b. Tom Beshore still finds the time frames too restraining. If CDS receives a large application the Planning Commission may need a lot more than 30 days for review.
- c. Grant Thayer interjected his thoughts on the time frame and expressed his desire to see it changed.
- d. The Planning Commission members discussed the 30 day time frame at length.
- e. Tony Baker suggested a 60 day time frame. CDS staff will have already reviewed any application brought before the Planning Commission therefore, 60 days, along with an option for a 60 day extension should be sufficient.
- f. Daniel Rosales suggested using a time frame but leaving some sort of allowance for large applications.
- g. Grant Thayer elaborated on his prior comment; a lot of 3rd party "stuff" can affect application time lines. If the 30 day time frame outlined in this document had been used over the last 15 years, almost all applications would have had to be denied. He then made some suggestions for language regarding the time frame.
- h. Ron Turner stated that the time frame should be a guide but that the Planning Commission needs to maintain the right to manage that time frame.
- i. Rick Brown suggested some language to use as an "escape hatch" should the 30 day allowance combined with a 30 day extension be insufficient. Grant Thayer expressed that he did not have any problem with Rick Brown's suggestion for language.
- j. Curtis Carlson explained that, in the past some applications have taken a considerable amount of time for the Planning Commission to review and make a recommendation on because the Planning Commission has had to give a lot of instruction in order to help an applicant make a "not so good" application into a "good application".
- k. Kyle Fenner explained that CDS will not bring an application to the Planning Commission that is not substantially complete and, in doing so, will save them a considerable amount of time.

- l. Grant Thayer stated that Bandera went from bad to good because of direction from the Planning Commission, but it took 18 months.
- m. Kyle Fenner explained that in cases such as that, the applicant should engage a professional to help them. Application fees do not cover 18 months of staff pay and late night meetings.
- n. Rick Brown said that he would like to see potentially good projects move forward. Having a time frame is reasonable but the Planning Commission needs them to be a little looser.
- o. John Doorman suggested that a typical land use application could have a 60 day time restraint but an unusually complex application could continue as often as necessary.
- p. Dan Rosales suggested informing the BOCC of extensions past 60 days, as a courtesy.
- q. Kyle Fenner asked if the Planning Commission would like to separate land use applications from amendments, where time frames are concerned.
- r. Christine Ware suggested the BOCC be trained in what the Planning Commission does so that they better know what it takes to come to a decision for recommendation on an application.
- s. Tony Baker stated that a lot of time and effort has been spent on figuring out what the BOCC are trying to accomplish. Instead of continuing to go over that, He suggested moving forward with the document and the recommendations for changes so the Planning Commission has a document that they are happy with to present to the BOCC.
- t. The Planning Commission discussed the remainder of the document. Most items required only a change in language. They focused mainly on defining a quorum as 5 members, residency requirements for Commission members, grounds for removal and definitions. Rick Brown also gave suggestions to Kyle regarding formatting.
- u. Rick Brown asked Kyle to create a new document considering the suggestions given by the Planning Commission. Kyle stated that she could have it ready by February 10th.
- v. Tom Beshore opened the public comment portion of the meeting. (Public comment is noted below in the Public Comments portion of the meeting minutes)
- w. Rick Brown moved to continue the Amendment to the ECZ Regulations Part 1, Section II; Planning Commission, to a date certain of February 10, 2015 at 7:00 PM. Bob Ware seconded the motion. Motion carried 6 to 0.
- x. Rick Brown moved to table the draft Planning Commission Bylaws. Tony Baker seconded the motion. Motion carried 6 to 0.

PUBLIC COMMENTS:

A. John Doorman asked if the Planning Commission members removed subsection d from Section D, 2. They did not.

NEW BUSINESS:

ANNOUNCEMENTS:

A. Meeting adjourned at 10:10 PM