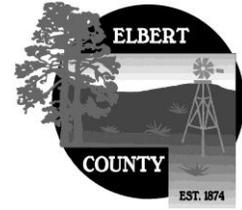




COUNTY OF ELBERT

COMMUNITY & DEVELOPMENT SERVICES

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**ELBERT COUNTY
AGENDA
PLANNING COMMISSION HEARING
ELBERT COUNTY FAIRGROUNDS – AG BUILDING CONFERENCE ROOM
215 COMANCHE ST., KIOWA, CO 80117**

October 20, 2015 @ 7:00 PM

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

The Planning Commission Meeting was called to order at 7:05 p.m. by Chairman, Daniel Rosales.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commission members present: Ron Turner, Tony Baker, Bob Ware, Rick Brown, Daniel Rosales, Chris Richardson, and Susan Saint Vincent.

Staff present: Kyle Fenner, Director CDS; Carolyn Parkinson, Planner II and Curtis Carlson, Senior Planner.

STAFF REPORT ON BOARD OF COUNTY COMMISSIONERS ACTION(S)

Director Kyle Fenner reported about

- a.
- b.
- c.

CONSENT CALENDAR

No items.

COMMUNITY INPUT:

No comment.

Note: Issues will not be debated.

PUBLIC HEARINGS / WORKSHOPS

Item A was moved to C. Item B. became A. and C. became B.

A. Public Hearing: RZ-14-0017 CROSS REZONE XX to AR

Please refer to the staff report for specific review evaluation and comments.

Planning Commission comments:

- Will Open Space fees apply? Response: Yes. No other impact fees however.
- The parcel was Exempt from platting. Suggest a Note about the Exemption be inserted in the project file.

Project Representative, Tom Maroney:

- No issues.
- Applicant agrees to all “conditions” of approval.

Public:

- No comment.

B. Public Hearing: SU-15-0011 RUKAVINA SPECIAL USE PERMIT - a Special Use Permit request for Acadia Equine Rehabilitation Center And Rocky Mountain School of Animal Acupressure and Massage.

Please refer to the staff report for specific review evaluation and comments.

Planning Commission comments:

- Parking concerns discussed, viewed as important for emergency traffic. Parking spaces should be identified for at least 20 vehicles on the Site Plan.
 - Additional parking spaces will be provided in accordance with the Elizabeth Fire Protection District and in an agreement with CDS.

- Clarify waste removal.
 - Facility shall be cleaned daily.
 - Waste shall be removed from the parcel weekly.
- The Special Use is about horses, but the owners have other animals that count as “animal units.” Discussion continued about relationship of “animal units” to what may be found to be OK through a Use by Special Review.
 - Representative Maroney offered that a Request for Use by Special Review was for consideration of animal units greater than what the Regulations allow for “use by right” as referenced in Zoning, Part II, Section 23.
 - Zoning, Part II, Section 23 refers to non-commercial animals.
 - It was argued that the intent of defining animal units, was allowing for impact to the environment.
 - 18.5 animal units seems to calculate as a maximum for the parcel acreage.
 - Would 21 animal units be acceptable to the Applicant.
Response: The Applicant is agreeable to whatever the Planning Commission deems OK.
 - The Planning Commission eventually deemed 18.5 as the maximum animal units, (Commercial and non-commercial) for the parcel.
- Does the Applicant have an emergency plan should they be without electrical power for a number day, perhaps due to weather? Horses drink a lot of water, so the well pump needs to operate. Yes.

Public Comment:

- One member of the public spoke in favor of project approval.
- Representative Maroney then called for anyone to speak who was not in favor of the project, (32 members of the public in the audience). No one raised a hand or rose in opposition to the project.

C. Public Hearing: APPROVAL OF AMENDMENT TO IRC AND IBC 2006, AND FUTURE ADOPTED VERSIONS, AS THEY PERTAIN TO RE-ROOF PERMITS. Currently there is a “policy” stating that if more than 5 squares (500 square feet) need to be replaced on a roof then the whole roof needs to be replaced. This is an excessive policy and hard to justify on large homes.

- No problem having this item on the agenda since it was added more than 24 hours prior to the meeting.
- A review of State Statutes – PC review for comment is not appropriate without BOCC request, consequently, Planning Commission will take no action.

Other Comments by Planning Commission members

- All three Board of County Commissioners support the Planning Commission.
- Understand Commissioner Ross and Commissioner Kelly are actively seeking volunteers to fill the two open seats on the Planning Commission.
- Dan Rosales' rehabilitation is going well. Understand he will not need additional shoulder surgery.

Meeting adjourned at 9:30 p.m.

Curtis S. Carlson
Senior Planner