This public hearing was held virtually to accommodate the social distancing requirements implemented by the State of Colorado to prevent the spread of novel coronavirus 2019 (COVID-19).

Board of Adjustment Members Present: Charles Schultz, Susan Jones, Wayne Brunner, and Bobbi Gore

Staff Present: Sheila Cross, Director of Development Services; John Deagan, Planner; Jennie Gannon, Planning Technician; Louise Derengowski, Planning Technician; Erin Smith County Attorney.

Charlie Schultz called the meeting to order at 9:05 a.m.

APPROVAL OF AGENDA: John requested that the order of the cases be rearranged to benefit the applicants and staff. Case #20SET-02 was moved to be heard first and Case #20SET-01 followed.

APPROVAL OF MINUTES from March 10, 2019: Wayne motioned to approve the Minutes as amended, Susie seconded and the motion passed unanimously.

Charlie introduced the Board and went over the hearing process.

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON: Susie nominated Charlie as Chairperson and Wayne seconded the nomination. Vote taken? Or by acclimation?

LAND USE PUBLIC HEARINGS:

VARIANCE CASE #20SET-02
Property is Placer Valley Unit 3 Lot 1 and part of Lot 2, addressed as 316 Nuthatch Drive, Alma. Applicant is requesting a 40-foot variance from the setback requirement from a structure to a wetland in order to build an addition to a house.

APPLICANT: Tina Tarczon

- John made a Power Point presentation.
- The applicants were present and answered the Board’s questions.
- No one from the public commented on the application.
- Bobbi motioned to deny the application, no second was made. The motion died.
- Wayne moved to approve with conditions provided by staff, Susie seconded. Board voted 3-1 with Bobbi dissenting.

VARIANCE CASE #20SET-01
Property is New Lot 9, Block 27 Hartsel, addressed as 131 Elm Street. Applicant is requesting a 25-foot variance from both the front- and west-side 30-foot setback requirements in order to build a new fire station facility.

APPLICANT: Hartsel Fire Protection District
✓ Susie disclosed that she was the Secretary of the Fire Board when the property was purchased but is no longer in that position. She said she could vote fairly. Neither the Board nor the applicant objected to Susie serving on the Board.
✓ John and Jennie made a Power Point presentation.
✓ The applicant was present and answered the Board’s questions.
✓ No one from the public had any comments on the application.
✓ Susie moved and Bobbie seconded a motion to approve the application as presented. Vote was taken and the motion passed unanimously.

PUBLIC COMMENT
There was no public comment.

MEETING ADJOURNED AT 10:50 A.M.
This public hearing was held virtually to accommodate the social distancing requirements implemented by the State of Colorado to prevent the spread of novel coronavirus 2019 (COVID-19).

Planning Commission Members Present: Charles Schultz, Jim Sapp, Jed Caswall, Geri Salsig attended virtually, and Bob Banks virtually.

Staff Present: Sheila Cross, Director of Development Services attended virtually; John Deagan, Planner; Jennie Gannon, Planning Technician; Louise Derengowski, Planning Technician; Erin Smith County Attorney; and Emily Naes for Erin Smith.

Charlie Schultz called the meeting to order at approximately 11:00 a.m.

APPROVAL OF AGENDA: Jennie requested that the order of the cases be rearranged to benefit the applicants and staff. Case #20CUP-03 was moved to be heard first and Case #20ZON-02 followed. Jed moved to approve the revised agenda, Jim seconded and the motion passed.

APPROVAL OF MINUTES from March 10, 2019: Geri had two corrections to the minutes. Jim motioned to approve the Minutes as amended, Geri seconded and the motion passed unanimously. Jed abstained from the vote because he was not present for that hearing.

Charlie introduced the Board and went over the hearing process.

LAND USE PUBLIC HEARINGS:

CONDITIONAL USE PERMIT CASE #20CUP-03
Property is Lots 9 and 10 Block 27 Hartsel, addressed as 131 Elm Street. Applicant is requesting a Conditional Use Permit for an Emergency Services Facility on a residentially zoned property in Hartsel.

APPLICANT: Hartsel Fire Protection District

- Jennie made a Power Point presentation.
- The applicant was present and answered the Board’s questions.
- No one from the public had any comments on the application.
- Jed made a motion to recommend approval of the application with the deletion of the condition, Jim seconded. Vote was taken and the motion passed unanimously.

REZONING CASE #20ZON-02
Properties are part of the N1/2 NW1/4 of Section 15, Township 10S, Range 77W, part of the E1/2 NE1/4 of S16, T10S Range 77W, and a tract of land known as Holliday Hills Lot 3, all addressed as 20000 Highway 285. Applicant is applying for rezoning from the Agricultural Zone District (A) and the Residential Estate (R-20) Zone District to the Residential Zone District (R), so that all parcels may be consolidated.

APPLICANT: Bristlecone View Properties, LLC
Jennie made a Power Point presentation.
The applicant attended virtually and answered the Board’s questions.
No one from the public commented on this application.
There was discussion about the Historical Preservation referral response and a condition of approval was added that “the Applicant shall consult with South Park Site Stewards anytime an artifact is found on his property.”
Jed made a motion to recommend approval of the application with the added condition Jim seconded. The motion passed unanimously.

CONDITIONAL USE PERMIT CASE #19CUP-02
Property is 169 acres, addressed as 35293 Highway 285, Jefferson, CO. The applicant is requesting a Conditional Use Permit for a Conference and Retreat Facility.
APPLICANT: Brad Guyton

Louise made a Power Point presentation
The applicant attended virtually and answered the Board’s questions.
An adjacent property owner, Rob Murphy, asked questions regarding the application.
The applicant responded to those questions.
Geri made a motion and Jim seconded a recommendation of approval of the application with the conditions presented and the addition of a condition that events of 150 people require an outdoor event permit. The motion passed unanimously.

CONDITIONAL USE PERMIT CASE #20CUP-04
Property is 4.81 acres in Section 6, T09 R78 addressed as 6632 C.R. 12, Alma. The applicant is requesting a Conditional Use Permit for an Outdoor Recreation Facility (a Backcountry Hut) in the Mining zone district.
APPLICANT: North London Mill Preservation, Inc.

John made a Power Point presentation
The applicant was physically present at the hearing and answered the Board’s questions.
No one from the public asked any questions.
Jim made a motion to approve the application as presented and Jed seconded. The motion passed unanimously.

PUBLIC COMMENT
There was no public comment.

MEETING ADJOURNED AT 2:50 P.M.