

Meeting Minutes
TELLER COUNTY PLANNING COMMISSION
July 12, 2016, 7:00 P.M.
WOODLAND PARK CITY COUNCIL CHAMBERS
220 W SOUTH AVENUE

I. Call to Order and Roll Call:

Mr. Michael Haase, Chairman of the Planning Commission, called the meeting of July 12, 2016 to order at 7:01 PM and the roll call follows:

Yes	Mr. Jeff Smith (Regular Member)
Yes	Ms. Craig Chellis (Alternate Member)
Absent	Mr. Paul Thies (Regular Member)
Absent	Ms. Wendy Dillenschneider (Regular Member)
Yes	Mr. Steve Copp (Regular Member)
Yes	Ms. Elizabeth Nijkamp (Regular Member / Vice-Chairman)
Yes	Mr. Michael Haase (Regular Member / Chairman)

Also Attending:

Mr. Dan Williams, Teller County Planner
Ms. Lynda Morgan, CDSD Director
Ms. Joyce Shinault, Recording Secretary
Mr. Paul W. Hurcomb, County Attorney

Mr. Haase appointed Mr. Chellis as a voting member.

II. Review and Approve Minutes:

a. Minutes of May 10, 2016

Ms. Nijkamp moved to approve the minutes of May 10, 2016 that were emailed to the Planning Commission. Mr. Smith seconded.

Roll Call Vote:

Yes	Mr. Smith
Yes	Mr. Chellis
Yes	Mr. Copp
Yes	Ms. Nijkamp
Yes	Mr. Haase

The motion carried.

III. Consider a Location and Extent- IREA Substations to connect the Divide and Woodland Park Substations to IREA Scada Network:

Mr. Williams presented the staff report.

Mr. Brooks Kaufman, IREA, and Scott Lake, P.E. consultant, were at the hearing, introduced themselves and answered questions from the Planning Commission.

Public Comment:

Mr. Bryan Johnson, PK Enterprises, Inc., owner of Lot 1, Old Buffalo Subdivision in Divide spoke in favor of the application and noted that PK Enterprises and IREA are working together on an access easement over Lot 1.

Ms. Ann Kumm, adjoining property owner, inquired about the location of the antenna at the substation in Woodland Park and about access via the driveway.

Rebuttal Comments:

Mr. Kaufman answered questions from the Planning Commission about the location of the antenna at the substation in Woodland Park.

Mr. Williams answered the question about access via the driveway.

Mr. Williams read the proposed motion for the Teller County Planning Commission to **APPROVE** the request by Intermountain Rural Electric Association (IREA) for approval of a Location and Extent application proposing the installation of three separate laminated wood pole utility structures in order to mount Supervisory Control and Data Acquisition (SCADA) communications dishes on them on three parcels in unincorporated Teller County, Colorado consisting of 1) the Divide Substation site pole located on an IREA tract and inside the existing substation fence on IREA Tract, Subdivision Exemption Plat, IREA-Holmes subdivision located in a portion of sections 11 and 12, Township 13 South, Range 70 West of the 6th P.M., Teller County, Zoned A-1, 2) The Old Buffalo site pole which will replace an existing IREA utility pole which is located inside an IREA dedicated easement on Lot 1, Old Buffalo Subdivision located in the SW1/4 of the SW1/4, Section 6, Township 13 South, Range 69 West of the 6th P.M., Town of Divide, zoned C-1 and 3) The Woodland Substation site pole to be located on IREA property outside the existing substation fence on a portion of the SW1/4 of the NW1/4 of section 12, Township 12 South, Range 69 West of the 6th P.M., Teller County, Zoned A-1, pursuant to Colorado Revised Statutes §30-28-110 and LUR Section 8.4, incorporating Staff findings contained in the Staff Report dated June 14, 2016, and further finding that the application complies with such pertinent, individual conditions of use specified in the granting of a Location and Extent, is compatible with the general

provisions of the *Teller County Land Use Regulations*, and that satisfactory provisions and arrangements have been made concerning the criteria for approval with adoption of the following **CONDITIONS** of approval:

1. All exterior lighting (if any) shall be in compliance with the Teller County Land Use Regulations, including being fully shielded and downcast
2. Submission and approval of all Building Permits as necessary and County Driveway/Access Permits.
3. Unless otherwise modified by these conditions, all material representations of the Applicant in its submittal material and in the public hearing(s) shall be considered binding.

This is a limited approval of a Location and Extent application by Intermountain Rural Electric Association (IREA) as described herein, including the three sites as identified. Those matters contained in the conditions listed herein would and do apply to this and any other related use involving the proposed construction, whether or not they are included as conditions in this limited approval.

Mr. Smith moved to approve the motion. Mr. Copp seconded.

Roll call vote:

Yes Mr. Smith
Yes Mr. Chellis
Yes Mr. Copp
Yes Ms. Nijkamp
Yes Mr. Haase

The motion carried.

VI. Other Items:

Notice of Planning Department's approved Interior Lot Line Vacations.

VII. Adjourn.

There being no further business, Mr. Haase adjourned the meeting at 7:39 PM.