

TELLER COUNTY PLANNING COMMISSION

OCTOBER 9, 2018 – 7:00 p.m.
WOODLAND PARK CITY COUNCIL CHAMBERS
220 W. SOUTH AVENUE

MEETING MINUTES

I. Call to Order and Roll Call:

Mr. Michael Haase, Chairman of the Planning Commission, called the meeting of October 9, 2018 to order at 7:00 p.m. and the roll call follows:

Absent	Mr. Paul Thies (regular member)
Absent	Mr. Jeff Smith (regular member)
Yes	Ms. Elizabeth Nijkamp (regular member)
Yes	Mr. Val Carr (regular member)
Yes	Ms. Wendy Dillenschneider (Vice-Chair)
Yes	Mr. Michael Haase (Chairman)

Also Attending:

Mr. Dan Williams, Teller County Planning Official
Ms. Lynda Morgan, CDSO Director
Mr. Paul Hurcomb, County Attorney
Ms. Camille Krochta, Recording Secretary

II. Review and Approve Minutes: Minutes of August 14, 2018.

Ms. Dillenschneider moved to approve the minutes of August 14, 2018 as presented. Ms. Nijkamp seconded.

Roll Call Vote:

Yes	Ms. Nijkamp
Abstain	Mr. Carr
Yes	Ms. Dillenschneider
Yes	Mr. Haase

The motion carried.

III. Consider Text Amendments to the Teller County Land Use Regulations.

Dan Williams read the Staff Report and reminded the Planning Commission that at the August 14, 2018 meeting they recommended approval of the text amendments to Section 4.5.B Road Names to the Board of County Commissioners.

Mr. Williams suggested that each of the proposed text amendments be presented and considered separately. The Chairman agreed.

Section 1.12.B Boards and Commissions Procedures

Mr. Williams presented the proposed amendments to Section 1.12.B and answered questions from the Planning Commission

Mr. Haase opened the matter for public comment.

Public Comment: None

Mr. Haase closed public comment.

Mr. Carr moved that the Teller County Planning Commission recommend to the Board of County Commissioners that it APPROVE the text amendments to Section 1.12.B Boards and Commissions Procedures as presented. Ms. Dillenschneider seconded.

Roll Call Vote:

Yes Ms. Nijkamp

Yes Mr. Carr

Yes Ms. Dillenschneider

Yes Mr. Haase

The motion carried.

Section 1.11.C Board of Adjustment

Mr. Williams presented the proposed amendments to Section 1.11.C and the Chairman read the proposed amendments.

Mr. Haase opened the matter for public comment.

Public Comment in favor: None

Public Comment Against:

Ellen Newsome Haase spoke against the proposed text amendments in general because she believed that the process is not informative enough to engage the public.

The Planning Commission engaged in discussion with Ms. Haase and Mr. Williams.

Mr. Williams responded to the public comment and explained the notices and information posted about the proposed text amendments including both Staff Reports posted on the County’s website.

Mr. Haase closed public comment

Ms. Nijkamp moved that the Teller County Planning Commission recommend to the Board of County Commissioners that it APPROVE the text amendments to Section 1.11.C Board of Adjustment as presented. Mr. Carr seconded.

Roll Call Vote:

Yes Ms. Nijkamp

Yes Mr. Carr

Yes Ms. Dillenschneider
Yes Mr. Haase

The motion carried.

Section 4.5.C- Scenic and Wildlife Viewing Roadways

Mr. Williams presented the proposed amendments to Section 4.5.C and answered questions from the Planning Commission.

Mr. Haase opened the matter for public comment.

Public Comment: None

Mr. Haase closed public comment.

Ms. Dillenschneider moved that the Teller County Planning Commission recommend to the Board of County Commissioners that it APPROVE the text amendments to Section 4.5.C Scenic and Wildlife Viewing Roadways as presented. Ms. Nijkamp seconded.

Roll Call Vote:

Yes Mr. Carr
Yes Ms. Nijkamp
Yes Ms. Dillenschneider
Yes Mr. Haase

The motion carried.

Section 2.4 Camping and Temporary Housing

Mr. Williams presented the proposed amendments to Section 2.4 and answered questions from the Planning Commission about the problems Planning Staff is trying to address, vagrancy, health and safety issues if people are living on property or in structures without adequate infrastructure, and the extensive research done on these regulations.

The Planning Commission asked questions of Mr. Williams and Ms. Morgan and discussed possible revisions to the proposed text amendments.

Mr. Haase opened the matter for public comment.

Public Comment in Favor:

Mr. Don Moore spoke in favor of the proposed text amendments to section 2.4, stating he has personal experience with non-compliant camping, has seen the negative effects of improper sanitary sewer and grey water disposal, and views this as a public safety issue that needs better enforcement.

Public Comment Against:

Mr. Greg Liverman referred to the letter he submitted to Planning Staff and opposed the proposed amendments because he believes they are too broad and ambiguous and do not contain exceptions for innocent situations.

Mr. Rick Wilson stated that a press release to advertise the proposed amendments was a good idea and stated his concerns about the cost of enforcing the regulations. He also asked staff to consider the size of the parcel and number of camping units allowed.

Mrs. Ellen Newsome Haase reiterated her earlier public comments and asked that the proposal be tabled to allow for more public engagement.

Mr. Williams responded to the public comment.

Mr. Haase closed public comment.

Mr. Carr moved to defer action on Section 2.4 until revised by Staff. Ms. Dillenschneider seconded.

Roll Call Vote:

Yes	Ms. Nijkamp
Yes	Mr. Carr
Yes	Ms. Dillenschneider
Yes	Mr. Haase

The motion carried.

Mr. Williams presented a proposed motion for the Planning Commission to consider regarding the text amendments approved of in the meeting.

Ms. Dillenschneider moved that the Teller County Planning Commission recommend to the Board of County Commissioners that it APPROVE the text amendments to Section 1.11.C Board of Adjustment, Section 1.12.B Boards and Commissions Procedures, Section 4.5.B Road Names and Section 4.5.C Scenic and Wildlife Viewing Roadways as presented. Ms. Nijkamp seconded.

Roll Call Vote:

Yes	Ms. Nijkamp
Yes	Mr. Carr
Yes	Ms. Dillenschneider
Yes	Mr. Haase

The motion carried.

IV. Other Items: Staff reported on several approved vacation of lot lines as listed in the agenda.

V. Adjourn. There being no further business, Mr. Haase adjourned the meeting at 9:50 p.m.