

TELLER COUNTY PLANNING COMMISSION
MINUTES

7:00 p.m., Tuesday January 8, 2013

City of Woodland Park Administration Building – Council Chambers
220 West South Avenue, Woodland Park, Colorado

I. Call to Order and Roll Call

Chairman Haase called the meeting to order at 7:00 p.m. and wished everybody a Happy New Year. The following answered roll call:

- Ms. Wendy Dillenschneider (Regular)
- Mr. Jeff Smith (Regular)
- Mr. Steve Copp (Regular)
- Mr. Rick Cirka (Regular)
- Mr. Randall Baldwin (Regular)
- Ms. Cindy Relich (Alternate)
- Mr. Michael Haase (Regular / Chairman)

Also attending were the following staff members:

- Ms. Lor Pellegrino, AICP, Senior Planner
- Mr. Chris Brandt, County Attorney

Ms. Cindy Relich was appointed a voting member for this meeting.

II. Election of Officers

A. Chairman

Mr. Michael Haase was nominated for the position of Chairman. Hearing no further nominations, Ms. Wendy Dillenschneider moved, and Mr. Rick Cirka seconded, to close nominations. The following vote was taken and the motion to close nominations passed.

- Yes Ms. Wendy Dillenschneider
- Yes Mr. Jeff Smith
- Yes Mr. Steve Copp
- Yes Mr. Rick Cirka
- Yes Mr. Randall Baldwin
- Yes Ms. Cindy Relich
- Yes Mr. Michael Haase

Ms. Wendy Dillenschneider moved, and Mr. Rick Cirka seconded, that Mr. Michael Haase be appointed Chairman of the Teller County Planning Commission. The following vote was taken and the motion passed.

- Yes Ms. Wendy Dillenschneider
- Yes Mr. Jeff Smith
- Yes Mr. Steve Copp
- Yes Mr. Rick Cirka
- Yes Mr. Randall Baldwin
- Yes Ms. Cindy Relich
- Yes Mr. Michael Haase

B. Vice-Chairman

Mr. Rick Cirka was nominated for the position of Vice-Chairman. Mr. Jeff Smith moved, and Ms. Wendy Dillenschneider seconded, that Mr. Rick Cirka be appointed Vice-Chairman of the Teller County Planning Commission. The following vote was taken and the motion passed.

Yes Ms. Wendy Dillenschneider
Yes Mr. Jeff Smith
Yes Mr. Steve Copp
Yes Mr. Rick Cirka
Yes Mr. Randall Baldwin
Yes Ms. Cindy Relich
Yes Mr. Michael Haase

III. Designation of Location for Posting Agendas

Ms. Wendy Dillenschneider moved, and Mr. Rick Cirka seconded, that the Teller County Planning Commission adopt the location for posting agendas as the Teller County Community Development Services Bulletin Board located at 540 Manor Court, Woodland Park, Colorado, as the official location for the posting of the Planning Commission Agendas. The following vote was taken and the motion passed.

Yes Ms. Wendy Dillenschneider
Yes Mr. Jeff Smith
Yes Mr. Steve Copp
Yes Mr. Rick Cirka
Yes Mr. Randall Baldwin
Yes Ms. Cindy Relich
Yes Mr. Michael Haase

IV. Adoption of the Meeting Schedule for 2013 and the First Meeting of 2014

Mr. Rick Cirka moved, and Mr. Jeff Smith seconded, that the Teller County Planning Commission continue the practice of generally holding the Planning Commission meetings on the second and the fourth Tuesday of every month with the second Tuesday designated as the Regular Monthly Meeting date for public hearings and the fourth Tuesday designated as the Work Session date (if necessary), and to adopt the 2013 Meeting Schedule as proposed including the second and fourth Tuesday of January 2014, subject to changes based on applications received and with proper notice. The following vote was taken and the motion passed.

Yes Ms. Wendy Dillenschneider
Yes Mr. Jeff Smith
Yes Mr. Steve Copp
Yes Mr. Rick Cirka
Yes Mr. Randall Baldwin
Yes Ms. Cindy Relich
Yes Mr. Michael Haase

V. Review and Approve Minutes

A. November 13, 2012

Ms. Wendy Dillenschneider moved, and Mr. Steve Copp seconded, that the Tuesday November 13, 2012 minutes be approved as presented. The following vote was taken and the motion passed.

Yes Ms. Wendy Dillenschneider
Yes Mr. Jeff Smith
Yes Mr. Steve Copp
Yes Mr. Rick Cirka
Yes Mr. Randall Baldwin
Yes Ms. Cindy Relich
Yes Mr. Michael Haase

VI. Consider a request by the City of Cripple Creek for approval of a Location and Extent application within the Agricultural (A-1) zone relating to the existing well and proposed construction of improvements on a ±2,440 sq. ft. tract of land in the Southeast One-quarter of the Southwest One-quarter of Section 4, Township 15 South, Range 69 West of the 6th P.M. (2315 County Road 81).

Mr. Randy Baldwin indicated that he is an employee of the City of Cripple Creek and to avoid any impropriety or appearance of impropriety, he recused himself and left the meeting.

Ms. Lor Pellegrino presented the staff report finding compliance with the applicable standards and recommended approval of the Location and Extent application with conditions as indicated in the Staff Report.

Mr. Jim Blasing, Design and Operation Manager, City of Cripple Creek, presented the application and indicated that the City intends to proceed with the necessary platting of the tract. He answered questions from the Planning Commission regarding water rights, water quality, goals related to increasing the efficiency of the municipal water system and keeping the rates down for users, Cripple Creek and Victor Gold Mine as the single surrounding landowner, the creation of the deed, and other surrounding infrastructure supporting the Municipal water system.

No members of the public were present for public comment.

Mr. Jeff Smith moved, and Mr. Steve Copp seconded, that the Teller County Planning Commission **APPROVE** the Location and Extent application from the City of Cripple Creek relating to the existing well and proposed construction improvements on a ±2,440 sq. ft. tract of land in the southeast one-quarter of the southwest one-quarter of Section 4, Township 15 South, Range 69 West of the 6th P.M. (2315 County Road 81) within the Agricultural (A-1) zone district pursuant to Colorado Revised Statutes §30-28-110, incorporating Planning Staff findings contained in the Staff Report dated December 21, 2012, 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. The Applicant shall comply with all pertinent regulations, codes, and requirements governing the installation of water utilities as described in this application, including but not limited to, obtaining all federal, state and local permits as required. A Major Building Review is not required.
2. The Applicant shall submit and obtain approval by the Board of County Commissioners of a Special Exemption Plat for the ±2,440 sq. ft. tract of land in the southeast one-quarter of the southwest one-quarter of Section 4, Township 15 South, Range 69 West of the 6th P.M. (2315 County Road 81).
3. The Applicant shall complete and obtain final approval of the Driveway/Access Permit in compliance with the requirements of the Teller County Department of Transportation.
4. The Applicant shall complete and obtain final structural approval of the Building, Electrical and other applicable permits in compliance with the requirements of the Teller County Building Department.
5. Unless otherwise modified by these conditions, all material representations of the Applicant in its submittal material and in the public hearing shall be considered binding.

This is a limited approval of a Location and Extent by the City of Cripple Creek as depicted in the application. Those matters contained in the conditions listed herein would and do apply to this and

any other related use involving the proposed project, whether or not they are included as conditions in this limited approval. The following vote was taken and the motion passed.

Yes	Ms. Wendy Dillenschneider
Yes	Mr. Jeff Smith
Yes	Mr. Steve Copp
Yes	Mr. Rick Cirka
Yes	Ms. Cindy Relich
Yes	Mr. Michael Haase

VII. Planner and Board Report

No report was presented.

VIII. Other Items

A. Notice was given of approval of the following Interior Lot Line Vacations:

Dreiling — L44 & 45, Twin Rock Subdivision
Cox — L144A & 127, Block 11, Sherwood Forest, Unit 2
Puccio — L22 & 23, Indian Creek Filing 7
Dennis — L30A & 31, Block 3, La Montana Mesa
Hill — L52 & 50A, Cripple Creek Mountain Estates Filing 23
Cullifer — L16 & 17, Block 4, Palmer Village Subdivision
McCulley — L1316 & 1317, Colorado Mountain Estates Filing 10
Rocky Mountain Chapel — L22A, 33, & 34, Cripple Creek Timers

IX. Adjourn

The meeting was adjourned at 7:25 p.m.