

COMMUNITY & DEVELOPMENT SERVICES

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AGENDA

PLANNING COMMISSION MEETING

BOCC Hearing Room

215 Comanche St. Kiowa

DATE: January 5, 2021 - - TIME: 7:00 PM

1. CALL TO ORDER

- A. The Planning Commission will be meeting in the Elbert County Agricultural Building.

Join Zoom Meeting: <https://zoom.us/j/92731804644?pwd=cnphQmErMkxES05zd0tvYWVncHIPZz09>

Meeting ID: 927 3180 4644

- B. Passcode: 123123

One tap mobile

+17209289299,,92731804644#,,,,,0#,,123123# US (Denver)

2. PRAYER

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. REMINDER TO TURN OFF CELL PHONES

6. STAFF REPORT ON BOARD OF COUNTY COMMISSIONERS ACTION(S) PERTAINING TO MATTERS OF THIS BOARD

Items from the December 23, 2020, BOCC Meeting:

- A. *Bussie-Windland RV Repair SUR (SU-20-0009)
Holly Acres Side Yard Variances (VA-20-0066)

- B. Discussion on PC Reimbursements

7. **CONSENT AGENDA ITEMS ARE RESERVED FOR ITEMS** that are deemed to be non-controversial. This allows the Planning Commission to spend more of its meeting time for issues in which there is a need for a more significant discussion. If anyone desires to address the Commissioners regarding an item from this day's consent agenda, please ask that the item be removed from the consent agenda for further discussion.

8. CITIZEN COMMENTS

9. APPROVAL OF MEETING MINUTES

A. December 15, 2020

10. PUBLIC HEARING PROCESS

Chairperson Statement: This matter requires this body to conduct a quasi-judicial hearing, which means the body must find facts and base its decision upon the application of the adopted regulation standards/criteria and the competent, substantial and material evidence received during this hearing.

All testimony must be competent, on topic and not repetitious.

Chairperson - The order of business for Public Hearings will be as follows:

1. Open Public Hearing
2. Staff Presentation
3. Applicant Presentation (if any)
4. Public Testimony
5. Public Comment Closed
6. Applicant Rebuttal
7. Board Only Discussion
8. Board Motion and Roll Call Vote
9. Close Public Hearing

Note: Once the Public Hearing has been closed, no further testimony will be taken.

11. PUBLIC HEARINGS

- Carlson Rezone (RZ-19-0016)--A Rezone of approximately 17.68 acres from Agriculture (A) to
- A. Agriculture Residential (AR) on a larger 60.014 acre property located at 36411 Paradise Circle, Elizabeth
 - B. Ricci (RZ-20-0055)--A rezone of 35.1 acres from Agriculture (A) to Agriculture Residential (AR) for property located approximately 0.8 miles south of the intersection of County Road 17/21 & County Road 124 at 29684 County Road 17/21, Elizabeth
 - C. CJ's Animal Adventures (SU-20-0058)--A request for a Special Use by Review for a zoological park on approximately 10 acres of a larger 59.76 acre property located at 8909 Country Circle, Elizabeth
 - D. Spring Valley Ranch DGA Amendment #3 (DG-20-0073)--An Amendment to the Spring Valley Ranch Development Guide Agreement

12. ANNOUNCEMENTS

13. ADJOURNMENT (NO LATER THAN 11:00 PM PER RESOLUTION 00-01)