

COMMUNITY & DEVELOPMENT SERVICES

P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3185 FAX: 303-621-3165
cds@elbertcounty-co.gov



AGENDA

PLANNING COMMISSION MEETING

BOCC Hearing Room

215 Comanche St. Kiowa

DATE: August 17, 2021 - - TIME: 7:00 PM

1. CALL TO ORDER
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

Land Use Items Approved by the BOCC at their **July 14, 2021** meeting:

- *Spring Valley Ranch Filing No. 6 (FP-18-0075)
- *Janes Rezone (RZ-19-0052)
- *Drill Tech Drilling & Shoring EDZ Site Plan (EZS-21-0023)
- *Chiarelli-Elkhorn Street (VA-21-0029)--Variance of 50-feet from the required 100-foot front yard setback
- *Cimarron Trail (VA-21-0039)--Variance of 60-feet from the required 100-foot front yard setback

Land Use Items Approved by the BOCC at their **July 28, 2021** meeting:

- *Secure RV & Boat Storage and Repair (SU-21-0034)
- *Eastin-Albers Rezone (RZ21-0001)
- A. *Stairs (VA-21-0035)--Variance of 20-feet from required 60-foot side yard setback for accessory structure
- *Burnco Concrete Batch Plant EDZ Site Plan (EZS-21-0023)--Item was recommended for continuance, will be renoticed when ready.

Land Use Items Approved by the BOCC at their **August 11, 2021** meeting:

- *Crawford-Pines Trail (VA-21-0041)--Variance of 8-feet from the required 25-foot side yard setback for garage/shed
- *Johnson (VA-21-0043)--Variance of 12-feet from the required 50-foot side yard setback
- *Hamilton Barn Variance (VA-21-0048)--Variance of 5-feet from the required 25-foot side yard setback

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. July 6, 2021

10. DISCUSSION Status of members

11. 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.

12. PUBLIC HEARINGS

- Mountain Heart Woodworks (SU-21-0030)--A request to approve a Special Use by Review to bring into compliance an existing custom sawmill business on property located at 26535 County Road 21,
- A. Elizabeth

STAFF RECOMMENDS CONTINUANCE

13. ANNOUNCEMENTS

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