

ELBERT COUNTY

COMMUNITY & DEVELOPMENT SERVICES

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AGENDA PLANNING COMMISSION MEETING

BOCC Hearing Room
215 Comanche St. Kiowa

DATE: December 21, 2021 - - TIME: 7:00 PM

1. CALL TO ORDER

The meeting was called to order at 7:04PM

2. PRAYER

3. PLEDGE OF ALLEGIANCE All

4. ROLL CALL

Planning Commissioners: Mike Buck, Danny Willcox, Roger Burton, Van Sands, Peter Hoogendyk, Duane Owens, Dan Michalak (arrived @ 7:20). Absent: Jason Vermillion and Jon Surbeck.

5. REMINDER TO TURN OFF CELL PHONES

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

- A. SIA for SVR #6 approved
- B. Independence Filing 2 & 3 Approved
- C. Potter 4-1ot ReZone approved
- D. Mountain Tower Rezone approved
- E. Burnco Continued
- F. Miller Ranch Continued

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

None

9. APPROVAL OF MEETING MINUTES

- A. Motion was made by Peter Hoogendyk to approve the November 16, 2021 minutes as presented. Roger Burton seconded the motion.

Motion Passed: 6 - 0

- 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

- A. **Spring Valley Ranch Filing 7 (FP-21-0052)** -- A request to approve the final plat to subdivide Filing 7 in Planning Area J of the Spring Valley Ranch PUD into 135 lots on property located to the southeast of CoRd174 & CoRd17

Jenn Klich presented the staff report. CJ Kirst presented the proposal.

Public comment opened at 7:24pm, but there was none.

Board had comments about water, lift stations, detention ponds, maintenance of streets during warranty period.

There were no objections or responses.

Motion was made by Peter Hoogendyk to approve with conditions as noted in the staff report.

Mike Buck seconded the motion. Motion passed 6-0.

12. ANNOUNCEMENTS

None

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

The meeting Adjourned at 7:41 PM