

MINUTES  
JEFFERSON COUNTY PLANNING & ZONING COMMISSION  
NOVEMBER 25, 2003

The Jefferson County Planning & Zoning Commission met on Tuesday, November 25, 2003 with Rosella Kern, Vice-President, presiding. Other Planning Commission members present were: Renny Smith, Mark Schiavone, Russell Roper, Sam Donley, Rusty Morgan, Richard Childs and Barbara Humes. Staff members present were Paul Raco and Sherry Cole.

Arnie Dailey, William Lewandowski, and David Mills were absent with notification. Douglas Vaira and David Kemnitzer were absent without notification.

Ms. Kern called the meeting to order at 7:00 P.M.

Mr. Donley motioned to accept the Minutes of the October 28, 2003 regular meeting. Mr. Roper seconded the motion which carried unanimously.

1. Final Plat Public Hearing for the James L. Rowan Minor Subdivision, Lots 1, 2 & 3-Residue. Staff recommended approval of the Final Plat with signed copies and recordation within 90 days. There was no public comment. The Public Hearing was closed. Mr. Schiavone motioned to approve the final plat. Ms. Smith seconded the motion which carried unanimously.

2. Final Plat Public Hearing for the Edwin R. & Steffanie D. Simpson Minor Subdivision Lots 1, 2 & 3-Residue. Staff recommended approval of the Final Plat with signed copies and recordation within 90 days. There was no public comment. The Public Hearing was closed. Mr. Donley motioned to approve the Final Plat. Mr. Schiavone seconded the motion which carried unanimously.

3. Postponed from the October 28, 2003 meeting. Action on the Community Impact Statement for the Spruce Hill Subdivision. Ms. Kern and Mr. Schiavone recused themselves from this item on the agenda as they missed the prior meetings. Ms. Smith took over as chairperson for this item on the agenda. The Public Hear was held October 28, 2003. Staff stated the Community Impact Statement is in compliance with the Ordinance and reminded the Commission of their decision on Breckenridge East. Mr. Donley motioned to approve the Community Impact Statement. Mr. Roper seconded the motion which carried unanimously. Ms. Kern and Mr. Schiavone returned to the meeting room.

4. Action on the Staff Report for the Uniwest Waste Water Treatment Plant. Ms. Smith motioned to accept the Staff Report with the date of the report changed to October 22, 2003. Mr. Donley seconded the motion which carried unanimously.

5. Public Hearing on the unresolved issues and action on the Conditional Use Permit for the Uniwest Wastewater Treatment Plant. Mike Wiley made a presentation. There was public comment from Dick Watson, Jeanine Watson, Mike Stoneberger and Richard Ring. The Public Hearing was closed. Mike Wiley rebutted. Ms. Smith motioned to postpone this item until the December 9, 2003 meeting pending a site visit by the Planning Commission members. Mr. Morgan seconded the motion which passed unanimously. Mr. Schiavone left at 9:10 p.m. and did not return to the meeting room.

6. Request by Sheridan LLC for a variance from the internal access road requirements to allow temporary access to lot 63, and, from the resubdivision process for the Sheridan Subdivision. Mark Dyck presented the variance request. Staff recommended granting the variance for a 9 month period, bonding and then putting the temporary access back to its previous condition.

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Mr. Donley motioned to approve the variance with staff contingencies. Mr. Roper seconded the motion which carried unanimously.

7. Request by Donna and Joshua Barron for permission to replace a single wide mobile home with a double wide mobile home. Angela Dillow presented the variance request. Staff recommended approval as the mobile home will be on footers. Mr. Childs motioned to grant the variance. Ms. Smith seconded the motion which carried unanimously.

8. Request by Hank and Betty Stehr for a variance from upgrading an existing 40' right-of-way to County standards for a proposed parent to child lot. Tony Stehr presented the variance. Staff recommended approving the variance request as this is not a self-imposed hardship, it is a corner lot with large trees, and there are letters from the neighbors. Ms. Smith motioned to grant the variance. Mr. Childs seconded the motion which carried unanimously.

9. Request by Pamela Underhill for a variance from the ditching requirements on a right-of-way and road for a proposed parent to child lot. Pamela Underhill presented the request. Staff recommended approval of the variance. Mr. Childs motioned to grant the variance. Mr. Morgan seconded the motion which carried unanimously.

10. Request by Michael Shepp on behalf of Sunnyside Farms to request permission to submit a final plat for public hearing and recordation on an existing leased lot to Shared Towers. Michael Shepp presented the variance. Mr. Morgan motioned to grant the request to submit the final plat for public hearing and recordation on the existing leased lot. Mr. Childs seconded the motion which carried unanimously.

11. Comprehensive Plan. Staff stated it should be submitted on the December 9, 2003 meeting.

12. Correspondence. Letter from Lyn Widmyer.

The meeting adjourned at 9:42 on November 25, 2003. A detailed transcript of this meeting can be found on Tapes # 123 and 124. These minutes were prepared by Sherry Cole.

