

WESTON COUNTY PLANNING & ZONING COMMISSION MEETING

MINUTES

THURSDAY, JANUARY 20, 2011

7:00PM

WESTON COUNTY COURTHOUSE

This is a regularly scheduled meeting of the Weston County Planning & Zoning Commission, held the 3rd Thursday of every month at 7:00 pm.

Commission Members: Rick Dunford, Mike Turner, Joe Sandrini, Jim Varner, Jerry Varner

Staff: Ray Pacheco, Planning Coordinator

Call to order: 7:10pm

Roll call: Rick Dunford, Jerry Varner and Mike Turner, absent; Joe Sandrini and Jim Varner

Approval of minutes: Approval of minutes tabled until February meeting

(November 4, 2010)

Motion:

Second:

Vote:

Public Comment:

This refers to comments, questions and/or concerns not on the agenda

Discussion Items:

❖ Revised S.I.A. (Subdivision Improvement Agreement)

Motion: Jerry Varner

Second: Mike Turner

Vote: 3-0, tabled until February mtg.

Staff Comments/Discussion:

Mr. Pacheco asked the Commission if they would like to change the meeting time of their meetings to an early time. The three present said that they did not have a problem with changing the time but that they would like to have the entire commission vote on the matter.

Mr. Pacheco said that he has done some research on local counties and how they deal with the S.I.A. He shared some input on what he has read. He said that the information he gathered from Eagle Colorado where Chairman Dunford once lived required a subdivision improvement agreement for every amenity and improvement that was proposed in the project so there could be multiple S.I.A. submitted for a subdivision.

There was a discussion on how phased developments are bonded and how the bonds are rolled over to cover the various phases as they terminate and then begin.

Mr. Pacheco also gave an update on the Wyoming Club and their well and that they are about 3 months out until they will submit their final plat. He also asked if the Commission wanted him to check the deadline on the Preliminary Plat, which is a year from the date of approval and that it should be coming up soon. If that deadline has passed and they have not submitted a Final Plat, they would

then have to go back through the Preliminary Plat stage.

Mr. Turner asked if the Wyoming Club was in agreement with the S.I.A. and the commission explained the history of the S.I.A. with this project and how the Club had changed it to benefit their project and as a result, the County Commissioners and the Planning Commission are trying to update the current S.I.A. to better protect the county.

The Chairman explained to Mr. Turner some of the housing elements of the Wyoming Club project and how these variations in housing like time shares will impact the entire project.

There was a discussion on the inspection of the entire development and Mr. Turner wondered who would be on site to assure compliance with the county's regulations and the standards of the subdivision. It was explained that this is up for discussion right now with the Board and county engineer. It was also said that the Board does not want to require building permits and inspections countywide, so all we can do is rely on DEQ to assure us that water and sewer systems and/or individual septic systems are being installed properly. The county does not want the liability of inspecting sites.

There was a discussion on the proposed regulations and the differences within compared to what we have today. It was mentioned that the Wyoming Club has agreed to design their development around these new regulations.

There was discussion on the evolution of the proposed subdivision regulations and how it has increased and decreased in size and content based on two years of discussion. Mr. Pacheco suggested that Mr. Turner read it and share any comments, questions, suggestions with the him and the commission at any time.

The Chairman asked for data from surrounding counties on how they deal with the S.I.A. for the next meeting.

Adjournment:

Motion: Jerry Varner Second: Mike Turner Vote: 3-0 approved Time: 7:33pm

Rick Dunford, Chairman: _____ Date: _____

Joe Sandrini, Vice Chairman: _____ ABSENT _____ Date: _____

Jim Varner, Secretary: _____ ABSENT _____ Date: _____