PUBLIC HEARING
BOARD OF TRUSTEES
MINUTES
Friday, August 23rd, 2024, at 6:30 PM

I. Call To Order

Meeting called to order at 633pm by Lee Berenato

II. Roll Call

Lee Berenato, Chris Frey, Tammy Frey, Randall McDonald, Mark Basham (Zoom). Steve Angelo and Katherine Reckman (Zoom) are also in attendance.

III. Motion to Approve Agenda

Tammy Frey motions to approve the agenda. Mac McDonald seconds. Motion passes with all in favor.

IV. Agenda: 425 Hancock Street, Silver Plume, Colorado; Public Hearing on Development Plan for Special Review Use, Development within Floodplain.

a) Introduction of Matter and Confirmation of Public Notice as outlined in Town of Silver Plume Land Use Code, Section 5.2, and Division 11

Lee introduces the matter as the Silver Plume Board of Trustees Public Hearing on the Development Plan for Special Review Use of new development at 425 Hancock Street. The development plan was recommended to be approved by the planning and zoning board about 3 weeks ago, and now the Board will review it today. Lee calls for questions and discussion on the matter, and Mark Basham reports that the Planning and Zoning Board had initially had questions regarding the height, during which they thought the height did not comply with TOSP code, but they were using the total overall measurements which included some below grade figures, and finally determined that the height is in fact in compliance and does not pose an issue.

At 638pm Lee Berenato Opens the meeting up as a PUBLIC HEARING, not a regular board meeting*

b) Proponent's Presentation

c) Board of Trustees Review Written Recommendation of Planning and Zoning Board from August 5th, 2024

Lee Berenato calls for a motion to acknowledge the Planning and Zoning Board's Written Recommendation from August 5th, 2024. Tammy Frey motions, Mark Basham seconds. Motion passes with all in favor

d) Questions by Board of Trustees Members- Tammy Frey asks what they had to do to address floodplain issues, and R. McDonald reports that they had to go through the Development Plan and Special Review Use, they also had to go through an independent review with a Certified Engineer, which is then sent to FEMA. Then

they receive their elevation certificate, and it was noted that this development has no impact on the flood zone. R. McDonald is new as the Town's floodplain Administrator, and reports that he believes the development is all good from the Towns standpoint, although he does advise that the Homeowner Katherine Reckman contacts their insurance company and make sure the floodplain does not affect their insurance coverage.

e) Public Comment-No Public Comment

f) Proponent Response

g) Deliberation

h) Board Recommendation

- **Written Decision:** Lee Berenato calls for motion to approve the Development Plan for 425 Hancock Street via the Board of Trustees Written Decision. Tammy Frey motions to approve, Mark Basham seconds, motion passes with all in favor.
- **Resolution 2024-05:** Lee Berenato calls for motion to adopt Resolution 2024-05, approving the Development Plan for 425 Hancock Street. Randal McDonald motions to adopt Resolution 2024-05. Chris Frey seconds. Motion passes with all in favor.

Lee Berenato advises Katherine Reckman to contact the Town Clerk Chelsea regarding Building Permits.

V. Adjournment

646pm Randal McDonald moves to adjourn. Chris Frey seconds. Motion passes with all in favor.