PLANNING AND ZONING BOARD MEETING AGENDA
THURSDAY, August 29th, 2024, at 7:15 PM

I. Call To Order

Meeting called to order at 719pm by Chris Frey.

II. Roll Call

Chris Frey, Tim McDonough, Lisa Rae, Chelsea Nihiser in person. Via Zoom, Nick Reckman.

III. Motion to Approve Agenda

L. Rae motions to approve the agenda, T. McDonough seconds, motion passes with all in favor

IV. Approval of Minutes: Planning and Zoning Board Public Hearing August 5th, 2024

Tabled for next meeting due to lack of quorum.

V. Public Comment –

No public comment

VI. Administrative Items:

a. Chairman Report

No Chairman Report given

VII. New Business / Action Items

a. 425 Hancock Street Building Permit Application-Remodel of Existing Kitchen and Bathroom. Addition for new bedroom and bathroom areas.

Chris Frey goes through the Written Decision document, checking the following zoning codes: LUC. Section 3.2.c. 1.a maximum 28 feet above grade. It's compliant. 3.2.C.1.b. No part of any structure, additions, or accessory buildings except church towers, flagpoles, and can I. Chimneys, flues, or vents shall shade any portion of the roof structure of any neighboring building or structure. Between 2 h after sunrise and 2 h before sunset, compliant or not compliant? I believe there's only one structure that's in his area that's Marty, and the sun just doesn't set that way. I think we're good then. Front setback, not less than the minimum setback from the front lot line of the existing dwelling units on the block or adjacent property or minimum 20 feet from the front lot line if there are no other dwelling units on the block or adjacent property. Compliant. Rear set back, minimum of 5 feet from the rear lot line of the property. Compliant. Side setback, principal structure, minimum 10 feet from the side lot of the property accessory structure. No side setback required for accessory structures. So, the plans say 10 feet dash 3 and a half, so they are compliant. Minimum lot size, 4,750 square feet. Compliant there. Maximum lot coverage maximum, 1,500 square feet or 30% of the total lot area, whichever is greater, a calculation of the total lot coverage shall include principal and accessory structures. Calculation of the lot coverage shall not include uncovered porches, patios, walkways, paths, and similar exterior ground level improvements. Ok, compliant. Minimum usable floor space. Dwelling unit shall contain a minimum of 500 square feet of usable floor space. I think that's what he's going to accomplish with the addition, so compliant. Encroachments. Encroachments into the floodway are prohibited, including filled new construction with substantial movements, also has been demonstrated through the hydraulic or the hydraulic analysis of performed by the licensed Colorado professional

engineer. Town Clerk reports he does have that, it was submitted as part of his development plan. Compliant there. Public health, safety, and welfare. The proposed project does or does not create a hazard to public health, safety, or property. No. Okay. compliance with applicable zone district requirements. The proposed use does or does not comply with applicable zone district regulations. Yes, it does. Alright conforms with building codes. All structures conform with the town's building codes or do not. It does, and the building inspector will go over with the applicant. compatibility with historical characters of surrounding neighborhood. It is compatible. compatible in nature, scale, and intensity. It is compatible, as far as I'm concerned. compatible with other permit approval, they received a development plan, so they are compliant. Chris Frey calls for motion to approve the Building Permit Application. Lisa Rae motions to approve the Building Permit Application for 425 Hancock Street. Tim seconds motion, motion passed with all in favor.

b. 540 Water Street Building Permit Application- Tennent Finish, Slab and Build out 500 sq ft. One bedroom apartment, 1st floor

Tim motions to approve the plans if there are no changes to the existing structure. Lisa Seconds, motion passes with all in favor.

VIII. Updates:

a. Building Inspector Updates

No update given, Chad Miller not in attendance

b. Miscellaneous Updates and Follow Up

No update or follow up given

IX. Adjournment

Lisa motions to adjourn, Tim seconds, motion passes with all in favor.