

PLATTE COUNTY

PLANNING AND ZONING

MARCH 27, 2001

The Platte County Planning & Zoning Board met on the above date at 7:00 P.M. in the Platte County Courtroom. The following board members were present, Chairman Jay Collins, Board Members, Bill Klein, Tina Willis, Marty Shepard and Clerk of the Board, Glenda Gray. Absent were Stan Rieb and Interim Director, Kenneth Kennedy.

Mr. Mike Humphrey of Polo Properties, a real estate developer was invited to attend the meeting and enlighten the board on areas that could be expounded on in the subdivision regulations for Platte County. Having recently gone through the process of obtaining a subdivision permit from this board and also being a Colorado developer, he had a few things that could perhaps help Platte County. Overall, Mr. Humphrey felt that our regulations were adequate.

Mr. Humphrey felt that the requirement of submitting ten preliminary plats for review by federal, state and local agencies needed to have a time requirement for comments. He had a delay with the Resource District and felt if a time limit had been in place it would have been alleviated.

The subject of an open space requirement might want to be addressed. This is being addressed along the Front Range to protect the development from having building in an area that might not be conducive to the area. It also protects the scenic, agriculture, wildlife and historic values of the land. Tina commented that at a Western Governors conference that she had attended the very concept was addressed. She said some areas had some type of funding that was set aside to pay developers not to develop.

Mr. Humphrey said that the fees are way too cheap. Application fees are typical in the range of \$8,000 to \$10,000 according to land values.

Mr. Humphrey thought that an "Irrevocable Letter of Credit" should be put into the regulations. He left a sample of what is used in Jefferson County, Colorado. He also thought that we should have some type of road design guidelines. He suggested that we got a set of standards from the Associated General Contractors. Also, he felt it was unclear as to who is the "Planning Office". He would like to see the covenants on the plat map and perhaps address a homeowners association requirement in the covenants.

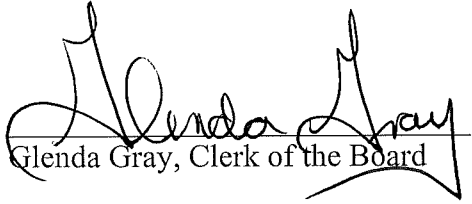
Mr. Russ Schamel spoke on the recent legislation pertaining to subdivisions.

Mr. Hugh Peltz addressed the Board on proposed language changes for the Interim Zoning Rules and Regulations. He enlightened the Board on areas that he felt were not clearly defined and areas that he felt were repetitious. These items will be taken under advisement when the Board begins the process of making changes.

The next Board meeting will be held April 16, 2001, at 7:00 p.m. in the Platte County Courtroom. There will be a special permit hearing and then the Board will begin the tedious task of making sense of everything that they have learned.

There being no further business before the Board, the meeting adjourned at 8:30 P.M.

Respectfully submitted,



Glenda Gray, Clerk of the Board