

**SAN MIGUEL COUNTY PLANNING COMMISSION
MINUTES-REGULAR MEETING**

December 8, 2022

In Person and Online Meeting

Present: Lee Taylor, Chair
Josselin Lifton-Zoline, Vice-Chair
M.J. Schillaci, Secretary
Ian Bald, Member
Matthew Bayma, Member
Toby Brown, Sr. Alternate
Galena Gleason, Alternate

Planning Staff Present: Kaye Simonson, Planning Director
John Huebner, Senior Planner

County Staff Present: Amy Markwell, County Attorney
Carmen Warfield, Clerk to the Board
Lily Briggs, Building Department

9:00 a.m. Chair called the meeting to order.

APPROVAL OF MINUTES

There were no minutes to review.

PLANNING COMMISSION AND STAFF COMMENTS

Kaye Simonson, Planning Director, updated the commission.

- The Genesee Application (Society Turn Development) is completed and submitted to the Planning Commission. It is currently available online for public viewing. There will be a site visit scheduled for January 10, 2023, at 9 a.m. and a review of the application by the Planning Commission at the January 12, 2023, scheduled meeting.
- The development agreement with Genesee has been placed on hold until the PUD Review is completed.
- The Employee Housing Mitigation fee review has been rescheduled to January 10, 2023. This is due to several appeals received from the public that needed to be reviewed before reviewing or implementing any changes to the current Employee Housing Mitigation fee. Toby Brown requested that outreach and media be provided to correct the misinformation about the mitigation fees.

ANNUAL REVIEW

Amendment to the Alpine Wellness Marijuana Retail Cultivation Facility Special Use Permit at 557 Woodstock Road, Norwood, Colorado, to Add an Outdoor Cultivation Area, two temporary greenhouses, and a processing/storage Building./MOTION

There was a site visit at this particular Cultivation Facility. The applicant provided all information available and was accommodating with any additional information needed. There was concern regarding the status of a review by the Sheriff's Office. It was made clear that the Sheriff's office must review each type of these applications annually, and there was no concern from their office.

11:16 a.m., Chair Opened the Public Hearing.

11:17 a.m., Chair Closed the Public Hearing.

There were no public comments.

MOTION by Toby Brown to recommend to the Board of County Commissioners that no changes be made to the Alpine Wellness, LLC Marijuana Retail Cultivation Facility Special Use Permit and Amendment, based on the finding that the administration and oversight of the approved Special Uses have complied with the terms and conditions of approval. Further clarification was made that a continued annual review will not be necessary for the future.

SECONDED by Galena Gleason. **VOTE PASSED 5-0**

Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	<u>Aye</u>	Nay	Abstain	Absent
Josselin Lifton-Zoline	<u>Aye</u>	Nay	Abstain	Absent
Matthew Bayma	<u>Aye</u>	Nay	Abstain	Absent
Tobin Brown	Aye	Nay	Abstain	Absent
Galena Gleason	Aye	Nay	Abstain	Absent

11:20 a.m. Recessed.

11:25 a.m. Reconvened.

EAST END MASTER PLAN

Update with Kaye Simonson, Planning Director

- Approximately 135 people participated in the Pop-up events
- Design workshop community survey will be distributed in January 2023
- Additional Community Engagement in February
- Concerns over the Housing Sector Development in Process will be for the years 2023-2024
- Discussion of AMI levels

Other:

Update with Amy Markwell, County Attorney

- Amy Markwell will be moving out of State but still will be working for the County remotely
- Update on the Litigation of the Diamond Ridge Parcel

ADJOURN

11:47 a.m. The meeting was adjourned.

Respectfully Submitted,



Carmen Warfield, Chief Deputy Clerk

Approved on January 12, 2023

SAN MIGUEL COUNTY PLANNING COMMISSION



M.J. Schillaci, Secretary