

TENTH MEETING

The Board of Commissioners of the County of Fremont, State of Colorado, met in Regular Session on April 26, 2005, 615 Macon Avenue, Room LL3, Fremont County Administration Building, Canon City, Colorado. The meeting was called to order at 9:30 A.M. by Commissioner Chairman, Larry Lasha.

Larry Lasha	Commissioner	Present
Edward H. Norden	Commissioner	Present
Michael J. Stiehl	Commissioner	Present
Brenda Jackson	County Attorney	Present
Norma Hatfield	Clerk and Recorder	Absent

Also present Finance Director, Dana Angel; Marshall Butler, Planning and Zoning Representative and Sharon Kendall, Deputy Clerk.

The Morning Prayer was given by Reverend William Carson from First Christian Church.

The Pledge of Allegiance to the Flag of the United States of America was recited by those present.

APPROVAL OF AGENDA

Commissioner Lasha made the motion to approve the Agenda. The motion was seconded by Commissioner Stiehl. Upon vote: Commissioner Lasha, aye; Commissioner Stiehl, aye; Commissioner Norden, aye. The motion carried.

CONSENT AGENDA

Commissioner Stiehl made the motion to approve the Consent Agenda:

1. Approval of Minutes April 12, 2005
2. Approval of Bills April 26, 2005/\$526,711.20
3. LIQUOR LICENSES
 - Merlinos Inc.
 - Merlinos Belvedere
 - 1330 Elm
 - Cañon City, CO 81212
 - Hotel and Restaurant Liquor License Renewal – Malt, Vinous and Spirituous

The motion was seconded by Commissioner Norden. Upon vote: Commissioner Stiehl, aye; Commissioner Norden, aye; Commissioner Lasha, aye. The motion carried.

ADMINISTRATIVE/INFORMATIONAL

1. Staff/Elected Officials

Virginia Woltemath, Fremont County Treasurer & Public Trustee, submitted the Quarterly Report of the Public Trustee. She stated this was for the period of January 1 through March 31, 2005. She reported that they had executed 928 Release Deeds of Trust for a total of \$15,776.00. To date, they have commenced about 65 foreclosures, and foreclosure fees collected was \$8,147.42. Disbursements for the quarter amounted to \$4,355.58, interest earned was \$38.79, and the ending balance as of March 31st was \$20,836.50. **Commissioner Stiehl** made the motion to approve the Public Trustee's Quarterly Report. The motion was seconded by Commissioner Norden. Upon vote: Commissioner Stiehl, aye; Commissioner Norden, aye; Commissioner Lasha, aye. The motion carried.

Commissioner Stiehl stated he was glad to see the turnout, and would like to see this kind of turnout at all meetings.

Commissioner Norden stated that Friday, April 29th is the deadline for submitting entries in the logo contest for Pathfinder Park. He stated he, Commissioner Stiehl, Sheriff Beicker and Under Sheriff Ty Martin conducted a town hall meeting last Thursday night in Howard. There were about 114 people in attendance, and they had some lively and interesting discussions. They were pleased with the turnout. They plan to go back, and host another town hall meeting in either Coaldale or Cotopaxi.

Commissioner Lasha stated that they had meetings scheduled on May 10th and 11th for the Regional Transit Authority. These will be public meetings and there will be two in Cañon City and one in Florence. The times will be coming out in the media.

2. Citizens Not Scheduled

John Harmon, Owner of DeLoss Industries, stated that he had had conversations with Commissioner Lasha and Virginia Woltemath regarding a letter that came from Brenda Jackson's office. He stated that the people who got this letter were primarily the people that are 100% in compliance with these regulations. Mr. Harmon stated that the only reason that they got these letters was because they have bought the SME registrations before it was filed with the Clerk's Office. The problem is with the Clerk's Office, that record that SMM's or SME's is never updated. The list that was provided to Virginia went back two years on SME registrations in his case. There is no way that when a vehicle is sold or taken out of service, that the Clerk's Office knows that these items were taken out of service. The list provided to Virginia was an invalid list, and Virginia assumed that the list was good and turned it over to Brenda. He stated that if he added a piece of equipment on his personal property tax, it goes on the roll. The next year if you don't fill out another form deleting that piece of equipment, you are going to be taxed on it. If the tax is not paid, you will get a letter saying your tax is delinquent and seizure can happen. One thing that would help tremendously would be if they go to the Clerk's Office on registration of SME and adopt the same thing that they have on their personal property tax rolls. The other thing it would generate in Colorado if they could get the reciprocation between the other counties. There are thousands of pieces of SME's in this county alone that is not registered either place. We need to resolve this so as a County, we know what's going on. When we get to that point, let's either have a hearing and let the people know how they can handle this equipment. We need to be 100% knowledgeable in this, then let's get together. Then if we don't comply, let Brenda send us a letter.

Commissioner Lasha stated that they were going to set up a meeting on this, and he would appreciate his expertise. He stated that Brenda does work for the Commissioners and they are going to address his issues and want him to be a part of it because he thought he had some tremendous information that could help.

Commissioner Norden stated that regarding his comments about the number of people that aren't compliant, that's how this started in an effort to find out how much of this equipment wasn't registered. Our intent certainly was not to go out of the way to impose upon those business people that are in compliance. The point about comparing how the postcards and the documentation is made on SMM equipment versus personal property is good and we need to explore that and take a look at how State law guides the Clerk's Office in those kind of registrations.

NEW BUSINESS:

PROCLAMATION NATIONAL HISTORIC PRESERVATION MONTH 2005

Commissioner Norden read the Proclamation in it's entirety. **Commissioner Stiehl** made the motion to adopt the Proclamation of National Historic Preservation Month 2005. The motion was seconded by Commissioner Lasha. Upon vote: Commissioner Stiehl, aye; Commissioner Lasha, aye; Commissioner Norden, aye. The motion carried.

RESOLUTION #17/RESOLUTION AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE CONTRACT WITH THE COLORADO DEPARTMENT OF TRANSPORTATION FOR PROJECT BRO C140-008 BRIDGE REPLACEMENT ON FREMONT COUNTY ROAD 95 (ALKALI CREEK)

Dana Angel, Fremont County Finance Director, stated that this pertained to Bridge 205 on County Road 95, south of Florence. The County received some additional funding for the construction of the new bridge. This is a requirement of CDOT to accept the additional funding and make our commitment of the 20%. The funding letter indicates a contract amount of \$507,000, but the estimated cost of the bridge is about \$398,000 maximum. The resolution would authorize the Chairman to sign the new funding letter. **Commissioner Norden** made the motion to approve **Resolution #17**, authorizing the Chairman to sign the contract for Bridge #95-205. The motion was seconded by Commissioner Stiehl. Upon vote: Commissioner Norden, aye; Commissioner Stiehl, aye; Commissioner Lasha, aye. The motion carried and carried with it the adoption of **Resolution #17**.

SEH CONTRACT AMENDMENT #1 +\$33,951 TO \$103,951/BRIDGE #95-205

Dana Angel stated that this was an amendment to existing contract for the design and construction management of that bridge. Since there was additional funding acquired and the project is going to involve additional services by realignment of the bridge, there is additional dollars for design. Action is needed today to approve the contract amendment to SEH which is the engineering firm. **Commissioner Stiehl** moved to approve the SEH contract Amendment No. 1 increasing the amount of money spent to \$103,951 for Bridge #95-205. The motion was seconded by Commissioner Norden. Upon vote: Commissioner Stiehl, aye; Commissioner Norden, aye; Commissioner Lasha, aye. The motion carried.

KLEINFELDER CONTRACT FOR SERVICES HIGH PARK ROAD PAVING \$12,600

Dana Angel stated this was the annual contract with Kleinfelder, and this is the third year of paving improvements on High Park Road. The contract this year is for \$12,600 and that includes \$7600 for the geotechnical investigations to tell what kind of mix to use and what depth to use on the next three-mile segment of paving. There would be \$5,000 for construction observation and testing during the actual project. The total amount is \$12,600. They have an application in now that hopefully will complete the road next year, the final mile to mile and a half. **Commissioner Norden** stated they hoped there would be enough funding in Gaming Impact money to do all four miles. The cost of asphalt and paving has gone up, so this will accomplish three miles. **Commissioner Norden** moved for approval of the contract with Kleinfelder for services and technical specifications for the High Park Road paving project for \$12,600. The motion was seconded by Commissioner Stiehl. Upon vote: Commissioner Norden, aye; Commissioner Stiehl, aye; Commissioner Lasha, aye. The motion carried.

RED ROCK SPIRITS, LLC/RED ROCK SPIRITS/RETAIL LIQUOR STORE LICENSE RENEWAL

Sharon Kendall, Deputy Clerk, stated that the applicant had filed their renewal application late, and the Board would need to waive the 45-day requirement. **Commissioner Norden** moved to approve the liquor license renewal for Red Rock Spirits LLC in Cotopaxi and waive the 45-day requirement for late filing. The motion was seconded by Commissioner Stiehl. Upon vote: Commissioner Norden, aye; Commissioner Stiehl, aye; Commissioner Lasha, aye. The motion carried.

PRESENTATION IN RECOGNITION OF SERVICE TO FREMONT COUNTY AS A PLANNING COMMISSION MEMBER

Commissioner Lasha stated that Gary Schenck had been with the Planning Commission for five years and has been a tremendous asset. Gary has also been very involved in

Penrose Chamber and activities in Penrose, and has been an asset to the community of Fremont County. Mr. Schenck was presented with a plaque by the Commissioners.

Chuck McIntyre, Chairman, Fremont County Planning Commission, stated that both he and Gary agreed it seemed like more than five years. He stated they all put in a lot of hard work on the six-month project for the Master Plan that took a year and a half. Mr. McIntyre, on behalf of the Planning Commission, thanked Gary for his honesty, integrity and his common sense approach to solving some of the problems.

REQUEST: TUP 05-007 CAÑON CITY MUSIC & BLOSSOM FESTIVAL CARNIVAL

Vachon Barlow, Cañon City Music & Blossom Festival, Inc., stated that every year they come to the Board for approval to allow the carnival to be held in Cañon during the week of Blossom Festival. She stated she had turned in all paperwork. The carnival starts setting up on May 2nd and will start operation on the evening of May 4th. The work on the parade is going well, and they have 19 bands scheduled. The Blossom Festival receives 35% of the profits from the carnival, and are used for promotional efforts for the next year, insurance, wages, trophies, and advertisement. The contract is for three years, and after this year, it will be up for renewal for another three years.

Marshall Butler, Fremont County Planning & Zoning, stated this was an annual event and is proposed to be located on Elm Avenue between 9th and Oak Creek Grade Road. It is proposed to run from May 2nd through May 9th from 8:00 A.M. until midnight.

Commissioner Stiehl moved to approve the request for TUP 05-007 Cañon City Music & Blossom Festival Carnival. The motion was seconded by Commissioner Norden. Upon vote: Commissioner Stiehl, aye; Commissioner Norden, aye; Commissioner Lasha, aye. The motion carried.

REQUEST: SP 05-001 QUAIL POINTE

Commissioner Lasha stated that they would allow public comment.

Shawn Winters, Northstar Engineering, stated he was representing the applicant for the sketch plan. They are seeking recommendations from the County for Quail Pointe prior to going to Preliminary Plat. This is a 76-lot, single family residential development, and they are currently zoned Agricultural Suburban. Their sketch plan is in compliance with that zoning. They have access to the subdivision from North Street and Melvina Street. He stated he wanted to make clarification on the Planning Commission comments. On Item 4 in the letter dated April 8th, they have listed a number of roadways to be improved to a pavement standard. Number 5 also talks about a traffic study. He stated they would ask that they be allowed to work with County staff with the traffic plan information to determine which of these roadways really need to be improved to accommodate their subdivision. In the additional considerations, Item 2, the applicant is asking to vacate Cone Avenue. He stated that physically, it does not exist right now and if it was constructed, it would not serve any of the adjacent landowners. All of the lots along Cone Avenue back up against Cone, and the subdivision to the east also has the same configuration. He stated they would be asking for some form of approval to vacate Cone prior to going to the preliminary plat stage.

Marshall Butler, Planning & Zoning, stated that at the Planning Commission meeting on April 5th, this project received 12 items for recommendation if it moves on to preliminary plan. The Department and the County Road Foreman for this area have recommended against the vacation of Cone Avenue to allow for traffic flow in the area.

Commissioner Stiehl stated that this was just a comment period, and they were not approving anything. He stated he was pretty much against vacating of streets unless he could see that it was in the best interest of the County.

Shawn Winters stated that the development they propose doesn't have any lots that will be fronting any of the existing County roadways. They thought they would eliminate people backing up on some of the busier streets. They wanted this to be a somewhat confined community with accesses leading in and out to prevent through traffic. The lot and street layout is designed to slow traffic down.

Commissioner Norden asked if the focus of the sketch plan is to put all of the vehicle and pedestrian traffic on the interior, if Cone would ever be developed and opened, why would any traffic on Cone be more of a safety issue anymore than traffic on Melvina and North Street? All of those streets would be to the rear of all of those lots.

Shawn Winters stated he would guess that it would not have as much impact on traffic within the development. On the exterior of the development, they may see as a situation where safety could be compromised.

Commissioner Lasha stated he agreed with Mr. Stiehl on the issue of vacation of Cone and the recommendation of the Road & Bridge. He stated they had seen past problems happen from those vacations.

Marshall Butler stated that addressing is not required until the final plat. In this particular situation due to the road configuration and the lot layout, they would like to know up front how the proposed addressing scheme would work.

Shawn Winters stated they could move Doyle Street a little bit further east or west so that they don't line up as closely as they show on the plan. If they prefer that they name that portion of the roadway that is the north access to Steller, that is ok.

Marshall Butler stated when they get into the preliminary phase, Department recommendations will be that vehicular street access be restricted to one side or the other.

Commissioner Lasha stated that this was not a public hearing, but would like to have comments from the public. There were none.

Commissioner Stiehl stated he did not see any area for stormwater detention.

Shawn Winters stated they were intending an off-site detention facility to be located either directly south or southwest of them. They will be obtaining easements for drainage to get to the pond as well as the detention facility itself. The applicant intends to put curb and gutter and sidewalks on all the interior streets. On the exterior streets, there becomes a conflict when you talk about stormwater conveyance. With all of the upstream subdivisions that are tributary to those roadways, they would likely not have street capacity with stormwater runoff if they don't have the swells on the sides. They get in a quandary whether or not they want to be able to convey stormwater or be able to have sidewalks.

Commissioner Stiehl stated that there has been a problem in that area with adequate water. Although Park Center Water said they could provide water, it might be better for potential owners if they could have proof of adequate water.

Shawn Winters stated that the applicant was going to be working with Park Center on the water issues as they approach the preliminary plat. The applicant is aware of where they need to tie in to the existing sewer system.

REQUEST: SP 05-002 (PUD) THE MESAS ON SUNRISE RIDGE

Allen Miller, Manager, La Mesita Del Sol, LLC, stated he was representing the applicant for this project. He stated they understand that this is a working session today to get comments. He stated that he had sent a letter to the Planning Department that they

were going to be changing the plan to increase the interior street widths because of comments they have received. They are also going to be reducing the number of lots in the development. The PUD plan that they are presenting today has been based on the needs of the County, the area in general and the requirements of the County Master Plan. The PUD plan provides for the most restrictive zone that Fremont County has. They want to install a upscale gated community that would have two access points on Van Loo Road. The zoning on the property is Low Density Residence. All of the homes would be single-family residential detached housing for a very specific segment of the buying market. That would include single professional people, retirees, and empty nesters. About 46% of the total property is open space. The density they will be submitting on the next phase would be one dwelling unit per 10,690 square feet. All the homes will be built by one builder. They would develop the homeowners association to include taking care of exterior walls and the roofs, snow removal, trash removal as well as taking care of the open space. The exterior walls would all be stucco with tile roofs. They would like to install a network of walking paths, and there are two overlook areas. Landscaping would be done in the open space areas. They propose a clubhouse to be used by the residents. They want to provide an entry gate coming off Van Loo Road and if at some point in the future, it is deemed necessary they could install gates to further the security. On the secondary access, as discussed with the fire chief, they would put heavy steel posts at Creek View and the interior road system with a heavy chain with locks and give them the keys so they could enter on an emergency basis. All utilities are available, the City of Cañon City has given them a water letter that they are agreeable to serving the site. Sanitary sewer from the Fremont Sanitation District is available to the property at the southwest corner. They have a contract with LSC in Colorado Springs to do a traffic study. They are going to widen the streets which would allow parking at least on one side of the street, and eliminate some lots. All of the streets will be private streets maintained by their own homeowners association. He stated that in regard to the comments in the Department review, there were 18 items and they are agreeable to all with two exceptions: Item #12 and Item #3. Under Additional Considerations, the possibility of making an emergency access out of the north side of their project to Creek View Court as a permanent second access into the property. He stated they would be against that because in order to do what they want to do internally, they need to have the seclusion and isolation. The overall density of the project would be one dwelling unit for each 10,690 square feet. They would take out at least seven lots.

Marshall Butler stated that this was different than the sketch plan for Quail Pointe. Quail Pointe intends to meet all of the zoning requirements for their zone district. This particular project is going through planned unit development phase of the regulations in order to ask for some variances to the zoning requirements. The Planning Commission passed a motion that the waiver requests were not in harmony with the surrounding development. They did include 25 different items if this were to go on to the preliminary plan stage as far as recommendations or suggestions or items they felt needed to be addressed. If this were to continue forward, they would like to see the construction of a temporary street during the phasing of the project to the emergency access road.

Commissioner Lasha opened the meeting for public comment.

Bob Crider, Eastridge Lane Resident, stated that Mr. Miller is going to take out seven houses, but the size of the lots isn't going to change. Mr. Crider presented a survey with almost 100 signatures of people who live on Dozier or are required to use Dozier to go in and out. Dozier in it's present condition is very dangerous, and they don't have adequate law enforcement and don't have a place to walk. He stated that this was a bad plan ten years ago, and it hasn't improved with age. If you allow this, it would help those that live there now to make that temporary road a permanent road wide enough to accommodate all the traffic. That would give them two ways to get in and out of this property. He stated that he had met with the manager of the sewer department, and he led him to believe that possibly the only sewer that could handle this much volume is down at Dozier and Serendipity Lane. He asked that they maintain the strictest requirements on this property.

Mr. Crider stated that the narrative says he would have 4.35 lots per acre, which is 4700 square feet. He stated he thought the present density requires 8500 square feet. Those lots would have to be doubled and would reduce that density to just over 50 houses. Presently the water that runs off of that site runs down Van Loo, goes on to Dozier comes down a little ditch along side of it and runs in the hydraulic. As this plan gets put together, they cannot take all that water on Dozier, it has to go somewhere on that hill and put in a storm sewer system and move it off. There are a lot of unanswered questions.

Keith Hovland, Sunrise Mesa Circle Resident, stated that as proposed, the density is way too high for a number of reasons. Sunrise Mesa is platted for 58 homes and they occupy approximately 187,00 square yards. He estimated the yardage within the proposed development at about 122,000 square yards. If you equated Mr. Miller's development to Sunrise Mesa, his development in the same square yardage would comprise 38 homes to be compatible with 58 homes in Sunrise Mesa. He stated concerns regarding traffic and safety, as well as density.

Charlotte Siewert, Van Loo Road Resident, stated that if he took out 8 units, there would be 300 cars, but they have 86 others and altogether there would be 535 cars. She stated concerns regarding harmony and compatibility.

Andrea Mauriello, Van Loo Road Resident, stated she was against this. She stated concerns regarding traffic and water pressure. This should never be high density because the road can't handle it, it is not compatible with the homes that are there already.

Lloyd Moore, Dozier Avenue Resident, stated he built his first house in 1964 and directly across from the entrance to Van Loo Drive. When he lived in that house, he had approximately 25-30 cars that couldn't make the corner and came through his yard. To dump that much traffic on Van Loo Drive is not conducive to that particular road. He stated that it was his understanding that the water line that goes over the top that the city put in, has less than 40 pounds water pressure. Sewer would have to be replaced and increase the size of the line to 18-20" line in order to serve this project.

Lori Dirscherl, Creek View Ct. Resident, stated she was against this development. She stated she believed there was a real safety traffic hazard. She stated she did not want to see an emergency road let alone have it opened up for a thorough way. She stated concerns regarding water pressure, harmony and compatibility, and she stated she thought the clubhouse should raise a red flag. Mrs. Dirscherl stated there were a lot more people against this that attended the Planning Commission meeting, and asked that to be taken into consideration.

Dona Billingsley, Creekview Resident, stated that Dozier did not have shoulders or sidewalks. On the curve, you cannot see the traffic coming from either side, and this was a very dangerous area. They paid a lot for their house because they wanted it quiet and not congested. If they build the main road, that will be right into their area.

Thomas Furse, S. 9th Street Resident, stated he recently purchased a piece of property on Creek View. With the price of gas, nobody is going to drop off that road and go all the way around the curve. He stated his recommendation would be to put a stoplight in. He asked how do you build a road over the top of an easement with stormwater?

Commissioner Stiehl stated he wanted them to understand the dilemma this presents to them. There was a piece of property that was zoned in 1995 for 8500 square-foot lots. That is an awful lot of houses to put up there in a problematic traffic area. They are faced with trying to make the best of what the owner of the land wants to do that would suit everybody's needs. A traffic study will tell a lot and that might dictate some of the density. Another thing that might address the density would be the requirements for drainage and detention.

Commissioner Norden asked Mr. Miller how he was going to capture the view, what kind of grading and excavation he planned? He stated he was keenly concerned about the kind of density they are putting in that area that pours traffic onto Van Loo and approaching that intersection. If there is a demand for this type of housing, is this the best place for it? He asked where he would put stormwater detention?

Allen Miller stated that the views were already there and they would do virtually no grading. There are three different levels on that property, and want to maintain those individual mesas and keep the property fairly close to what it is now. He stated they thought this was an ideal place, and one thing that makes it so is the size of the property. With a project of this nature and size, the continuity of it has enough participants in it in the range of 120 individual home owners, you could be more assured that the homeowners association is going to continue into perpetuity. In regard to having the emergency road during construction, he stated he would not be comfortable in burdening the Creek View Creek Court residents with that. Someone had said that the open space areas would remain just like they are now, and he did not say that or intended that. Subdivision regulations require that they cannot put out more drainage than the undeveloped condition. They plan to put an under drain system along the rear of these homes and as soon as they possibly can, so that no drainage from these homes will go over the side. He stated that by the regulations, they cannot permit more to outflow from their subdivision than the undeveloped state. Mr. Miller stated he had talked with real estate people in Cañon City, and they believe this type of project is very much needed in the Cañon City, Fremont County area. They have given examples who would like to buy a home in a community such as this.

Commissioner Norden stated that when he initially looked at this layout and looked at those setbacks, that there would be zero setback on a fence against a patio. He stated he was having a hard time understanding how single adults are going to have an outdoor barbeque that would be compatible with some empty nest retirees.

Mr. Miller stated that there would be a minimum of 14 feet and all of the other area that would normally be in their rear yard, would be in the common area, open space. They can enjoy it but don't have to do anything to take care of it. Regarding the maintenance on the emergency road, as the homeowners association, they would certainly be prepared to have a maintenance program that would take care of that. A project of this size, it can stand on it's own and creates a life of it's own because it is an area where people would desire to live. This plan was approved about eight years ago, generally the same plan with 136 home sites. The City gave them a water contract agreement, and have agreed to provide water to the project. On the ridge on the westerly side, if they go above elevation of 5,470, they would need to put in a booster pump to provide adequate pressure, and they were agreeable to do that.

Commissioner Norden stated they had the dilemma of low density and what you can already build, and yet the desirability of what the Planning Commission, the Commissioners and the neighbors would like to see. He stated he would have to agree with the neighbors. He stated that if they looked at these 29.5 acres, they could get the density down to 60-75 units in this PUD. It was noted the Planning Department's comments and somewhere in the application, Pear Street is platted inside this existing acreage and Pear Street would be vacated. If they can't make the PUD work, and the fear that he would come back with some other plan to develop dwellings on the 8500 acre lots, Pear Street still poses a problem for the development because it is still a County right-of-way in the middle of this subdivision. It makes sense to vacate it, but if they can't find common benefit of the PUD, what would be the plan to deal with Pear Street in an alternative?

Mr. Miller stated that Pear Street needed to be vacated under any circumstances that they would propose to use the property. He stated he understood that Brenda had indicated to simply put a statement on the new plats that these plats would vacate any other underlying

previous platted areas. In response to the 60-75 lots, Mr. Miller stated that to do what they wanted to do, that would not fit in. They want to provide a lot of additional things for the buyers. What they do on their property would not affect the people who currently live in Sunrise Mesa, Sunrise Ridge or the Ridge at Fourmile.

Commissioner Lasha stated that the issue of density comes up as a major issue. Obviously there is a traffic study that is going to have to happen. They want to make sure they have adequate water and sewer. Commissioner Lasha stated he never heard what Mr. Miller proposed for his street width.

Mr. Miller stated that at this point they are going to increase the street width and add parking on at least one side. They are waiting for that traffic study.

Commissioner Norden stated that he would encourage Mr. Miller to take a look similar to what the Planning Commission reaction is on the density. He stated he would like to see the traffic study and the final density before reacting to what they should do with Dozier. Commissioner Norden stated he did not know where they would start to deal with gaining right-of-way to widen Dozier.

Commissioner Lasha stated that they were here for comments, concerns and recommendations. The issues of traffic study, the drainage issue, different widths and some stormwater issues. He stated his recommendation would be that they have an amended sketch plan with the changes that are obviously going to take place and some additions that are going to happen.

Commissioner Stiehl stated that he in general welcomes PUD's because it gives the County a better chance to control that development. If a proposal can come forth from the developer that makes the PUD more compatible with what they are looking for, that would be their only chance to have control over this development and the future density. On the other hand, if they make the density too restrictive, there will be some point in time the developer will say it's not worth it and turn it back into 8500 square-foot lots. He stated he wanted to see a revised sketch plan, see the traffic study, see more specifics about the drainage and see how that fits. In general, he liked the comments from the Planning Commission, and follows along with their recommendations and suggestions. There are 25 recommendations and there are six that are specific to PUD's that he probably would not go along with and those are #6, 11, 12, 14, 15 and 24. He stated he wanted to stand fast on street rights-of-way, roadway width, on-street parking and cul-de-sac minimum radius.

Commissioner Lasha adjourned the meeting at 12:23 P.M.