

COLLBRAN BOARD OF TRUSTEES MEETING

Tuesday, December 2, 2008

REGULAR MEETING

7:30 p.m. Collbran Town Hall

The regular meeting of the Collbran Board of Trustees was called to order at 7:33 p.m. by Mayor Pro Tem Roland Hall. The Pledge of Allegiance was recited.

PRESENT ON ROLL CALL: Yes – Trustees Roland Hall, Lee Lent, Rachel Maigatter, Ed Satterfield, Kendall Wilcox
Mayor Brad Osburn, Trustee Teri Appelhanz -absent

OTHERS PRESENT: Edith Ann Power, Clerk; Vic Sturm, Public Works Supervisor; Jeff Phillips, Treasurer; Jim Neu, Attorney; Davis Farrar, Planning Consultant; Jean Kees, Richard Kees, Rick Lucas, Dennis Lanska, Dennis Havens, Tilly Bender-Havens

CITIZEN COMMENTS

NONE

ITEMS ON THE AGENDA

PUBLIC HEARING

Variance – Dennis Havens – Spring Valley Mobile Home Park

PUBLIC HEARING OPENED

Dennis Havens addressed the Board concerning his variance application with regard to Unit #4 in the Spring Valley Mobile Home Park at 513 Glenarm Avenue. Davis Farrar presented his staff report. The enclosed attached porch and pitched roof will increase the nonconforming footprint of the structure. No modifications are proposed for the interior of the unit, only exterior aesthetic improvements. Even though the variance application noted “Mr. Havens wants to replace unit #4 with a new or mobile home”, it was stated very clearly for the record by Tilly Bender-Havens that they did not intend to replace Unit #4. Newer model HUD approved mobile homes are too large for the mobile home space. All variance application requirements were met. A public hearing notice, but not the notice presented to the applicant by the Town, was published in the GJ Daily Sentinel, the property was posted with a sign provided by the Town, and the required certified public notice mailing was sent to surrounding property owners.

Richard Kees, resident of 409 High Street, did not receive a public hearing notice. Due to the age of the mobile home, he was concerned about safety and fire hazards. Tilly Bender-Havens assured the Board they would never rent a structure that was not safe for tenants.

Dennis Lanska, maintenance manager of the Park, spoke in support of approval.

PUBLIC HEARING CLOSED

Trustee Satterfield moved to approve the Havens mobile home park variance request with staff conditions #1 and #3; #2 is omitted; seconded by Trustee Maigatter.

ROLL CALL: Yes – Hall, Lent, Maigatter, Satterfield, Wilcox

BLM MEMORANDUM OF UNDERSTANDING ACCEPTANCE

Davis Farrar explained the multi-level several year BLM Resource Management Plan process and the advantage for the Town to be involved as a cooperating agency through this

Memorandum of Understanding (MOU). The Town's Source Water Protection Plan has been forwarded to BLM. Trustee Maigatter and Hall will attend the December 4 public meeting at the Collbran Auditorium.

Trustee Maigatter moved to accept the BLM Memorandum of Understanding and designate Roland Hall as BLM RMP contact; seconded by Trustee Wilcox.

ROLL CALL: Yes – Hall, Lent, Maigatter, Satterfield, Wilcox

MAYOR/TRUSTEE COMMENTS

As Mayor Osburn was out of town, other regular business will be conducted at a scheduled special meeting.

Trustee Maigatter moved to hold a budget workshop Monday, December 8, 2008 at 7:00 p.m.; seconded by Trustee Lent.

ROLL CALL: Yes – Hall, Lent, Maigatter, Satterfield, Wilcox

Trustee Satterfield moved to have a Special Meeting Tuesday, December 9, 2008 at 7:30 p.m.; seconded by Trustee Lent.

ROLL CALL: Yes – Hall, Lent, Maigatter, Satterfield, Wilcox

ADJOURNMENT

Trustee Satterfield moved to adjourn the meeting at 8:34 p.m.; seconded by Trustee Lent.

ROLL CALL: Yes – Hall, Lent, Maigatter, Satterfield, Wilcox

Approved

Clerk