

Project Review Committee Meeting Minutes
February 12, 2018

Committee Members Present: Kevin Newby (Co-chairman), Gerald Dubiel (Co-chairman), Paul Rantalo, Richard Johnson, Leo Keeler (arrived 7:15)
Landowners Present: Ia Williams, Debbie Blais, Claudette Dirkers, Mark Richey, Sally Muto, rep/NG27
Guest: Chuck Muto

Meeting was called to order at 7:08 pm by Kevin N.

NG 44-A Richey Garage Project was discussed. The landowner, Mr. Richey, was present. No subdivision covenants were found with Park County recorder. The property was visited by Richard, Paul and Gerald during the week prior to this meeting. It was reported by Gerald that all setbacks were met and the existing driveway will be used to access the new garage. Mr. Richey indicated it is possible that the new structure could be 20' closer to the home than what was on the original site map submitted with the application. Paul indicated he will submit a revised site map with the possible, proposed, new building location to the GLA Board prior to the BOD meeting on 2/19/18. A motion was made by Leo K. and seconded by Kevin N. to approve Mr. Richey's project with the stipulation that all permits required be obtained and reseeded of disturbed ground be done at completion of project. Motion passed 5-0.

Kevin N. brought information to the meeting of 3 landowners with possible dwellings not being assessed. These were each discussed in open forum with everyone present at the meeting to gain feedback or additional information. It was determined that this will further be discussed at the 2/19/18 BOD meeting.

A member from the Road Committee is strenuously requesting the Project Review Committee (PRC) keep a watchful eye on approving projects where driveways require a culvert to keep roadside drainage flowing properly and undisturbed. Kevin N. informed the Road Committee member that PRC has been, is watching and actively telling landowners with new projects to install a 14" culvert that extends 2' past their driveway edges.

A landowner expressed great concern as to why projects do not have a completion deadline and are allowed to maintain their past approval for an indefinite time period, causing them to be out of compliance with current GLA regulations and policies when they are finally done, some many years or decades later. These cause ongoing eyesores in our community. Kevin N. explained that in the PRC newly adopted instructions the 18-month completion timeline was dropped by the GLA BOD. It was suggested that we should propose a new policy project approval timeline of 2 years with one 2 year extension that would bring GLA policy in line Park County current requirements. Leo K. made a motion that: "The PR Committee asks the Board to reinstate the requirement/policy that project approvals be good for only 2 years, with one "FREE"

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extension for two years upon review of extension request.” Gerald D. seconded the motion. Motion passed 5-0.

Meeting adjourned by Kevin N at 9:00 PM.

Action Items:

1. Paul R. submits revised NG 44-A Richey Garage site map to BOD prior to 2/19/18.
2. Kevin N. add to BOD Agenda for 2/19/18 the 2-year project completion with 2-yr extension committee proposal.
3. Kevin N. add to BOD Agenda for 2/19/18 new potential dwelling assessments for Gelderloss, Goulart and Sharpless properties.
4. Kevin N. to contact GLA Admin Assistant about sending out the newly updated page 1 of Project Review Application (Mr. Richey was provided an old version of this).