



## AGENDA

Zoning Board of Appeals Regular Meeting  
January 8, 2013 – 5:30 p.m.  
Evans Community Complex – 1100 37<sup>th</sup> Street

Zoning Board of Appeals packets are prepared several days prior to the meetings. This information is reviewed and studied by the Board, eliminating lengthy discussions to gain basic understanding. Timely action and/or short discussion on agenda items do not reflect lack of thought or analysis. An informational packet is available for public inspection and is posted on the bulletin board adjacent to the Council Chambers as soon as it is available. It can be accessed Monday through Friday 8:00 a.m. to 5:00 p.m. excluding holidays. You may also subscribe to receive notices of meetings and agendas at [www.cityofevans.org](http://www.cityofevans.org)

1) CALL TO ORDER

2) ROLL CALL:

Chairman: Marty Schanwolf  
Vice-Chairman: Steve Bernardo  
Board Members: Ron Thaden  
John Clark  
Michael Buck

3) APPROVAL OF MINUTES

a. Minutes of October 17, 2012

4) APPROVAL OF THE AGENDA

5) AGENDA ITEMS:

None

6) AUDIENCE PARTICIPATION:

(This portion of the Agenda is provided to allow members of the audience to provide comments to the Planning Commission on items that were not considered on the current Agenda.)

7) GENERAL DISCUSSION:

a. Staff Report and Updates

8) ADJOURNMENT



City of  
**Evans, Colorado**

**MINUTES**  
**EVANS ZONING BOARD OF APPEALS**  
Regular Meeting, 5:30 pm  
October 17, 2012

**CALL TO ORDER**

The June 26, 2012, meeting of the Zoning Board of Appeals was called to order at 5:30 p.m. by Board Chair Schanwolf.

**ROLL CALL:**

Present: Board Members Schanwolf, Bernardo, and Clark

Absent: Board Members Buck and Thaden

**APPROVAL OF MINUTES**

Adoption of Minutes from June 26, 2012. It was moved by Board Member Bernardo, seconded by Board Member Clark to approve the Minutes. Unanimous consent.

**APPROVAL OF THE AGENDA**

There were no additions or deletions to the Agenda.

**AGENDA ITEMS**

- a. Review of Upcoming Changes to the City of Evans Adopted Building Codes. Recommendation to City Council.

Mr. Zach Ratkai, Building & Development Manager for the City of Evans, reviewed the 2012 Building Codes that the City would look at adopting in January, 2013. This included adding light weight construction protection.

Board Member Clark moved to approve and Board Member Bernardo seconded. Unanimous consent.

- b. Review of Upcoming Changes to the Evans Fire Protection District Adopted version of the International Fire Codes.

Dr. Warren Jones, Fire Chief of the Evans Fire Protection District, gave an overview of the International Fire Codes. Since the Fire District is a separate entity, this was an informational item only.

**GENERAL DISCUSSION**

Mr. Ratkai gave an update on Neighborhood Services and the cleanup efforts that went on over the summer.

**AUDIENCE PARTICIPATION:**

There was no audience participation.

**ADJOURNMENT**

Mr. Bernardo moved to adjourn, Mr. Clark seconded.

The October 17, 2012, meeting of the Zoning Board of Appeals was adjourned at 6:36 p.m. by Board Chair Schanwolf.



## Staff Update January 2013

### Library Project

We have applied for a DOLA grant, formed the Design Advisory Group (next meeting in January) and selected an architect (Roth Sheppard). All the tenants are out of the JMRC, and we are progressing with an assessment of the asbestos and other environmental hazards preliminary to demolition of the building. The museum artifacts have been listed and assessed. We intend to keep the items that are relevant to our history in Evans for display in the new building, then reach out to donors where possible, then offer the artifacts to other museums, and finally auction off the remaining items to help fund the new museum displays. At that point we will be ready to sell the museum building.

### Retail Strategy

Our implementation continues with the Highway 85 Corridor Plan. We continue our focus on how best to bring retail to Evans, what kind of retail it should be, and how to secure that retail. Part of that process will involve updating the Highway 85 Overlay District, Section 19.62 of the Evans Municipal Code. A current moratorium is in place for new land uses and development through June, and Baseline Consulting is working on the code sections.

### Urban Renewal

The Evans Redevelopment Agency is holding regular meetings, and the adoption of an Urban Renewal Plan for the Highway 85 Corridor will take place on January 15<sup>th</sup>. The Planning Commission will consider adoption on January 8<sup>th</sup>. A public information meeting was held and the attached information was provided to the public during that meeting. Once a plan is adopted (which is non specific and includes an impact report as well as a conditions survey) the City will begin the process of identifying specific areas for redevelopment and which tools could be implemented to help.

### Development Meetings

Staff has recently had development meetings with the following:

Family Dollar – 35<sup>th</sup> and 37<sup>th</sup> – site plan submitted and reviewed, waiting on final  
Ashcroft Park Apartments – 35<sup>th</sup> and 34<sup>th</sup> – neighborhood meeting on January 8<sup>th</sup>,  
subdivision plan comments returned to applicant (will need to set public hearing)  
Cave Creek Phase III – 35<sup>th</sup> and Prairie View Drive – working on park size and issues

CDOT Park and Ride – east side of Highway 85, south of 42<sup>nd</sup> Street, no submittal to date

Renaissance – 49<sup>th</sup> and 23<sup>rd</sup> – working on a PUD Amendment process

### Neighborhood Services

Staff has issued an information letter to all owners of industrial land within the City, informing those owners of the code (accessory use and limits of land for outdoor storage). We will begin the process of violation inspections later this month. We continue to work on animal control priorities and how they may fit with code enforcement in terms of staffing and timing.

### Building Update

A report will be submitted the night of the meeting for review.

### Wayfinding Signage

The signs are in – let us know what you think! We continue to work with CDOT on the big green directional signs and adding Evans as a destination. And, Phase II is underway (we have no budget set or approved yet, but we are working on type and location of signage).

### Business to Business Conference

Staff is planning a Business to Business (B2B) conference on March 28, 2013 here at the Evans Community Center. It will include a vendor show, educational seminars, and more. We will be working with the EEDAC, SBDC, Evans Area Chamber of Commerce, and Upstate Colorado.