

**FREMONT COUNTY BOARD OF ZONING ADJUSTMENT  
MEETING MINUTES  
APRIL 19, 2022**

**Board Members Present**

Ed Norden-Chairman  
Dave Boden –Vice Chairman  
Matthew Landis  
Larry Baker  
James Javernick

**Planning Staff Present**

Danielle Adamic, Planning Coordinator  
Joanne Kohl, Office Manager

**AGENDA**

1. **ELECTION OF OFFICERS**
2. **APPROVAL OF THE APRIL 19, 2022 BOARD OF ZONING ADJUSTMENT MEETING AGENDA.**
3. **APPROVAL OF THE APRIL 23, 2019 BOARD OF ZONING ADJUSTMENT MEETING MINUTES.**
4. **BOZA 22-001 ECHOLAND**
5. **OTHER ITEMS FOR DISCUSSION**
6. **ADJOURNMENT**

Chairman Dave Boden called the Tuesday, April 19, 2022 meeting of The Fremont County Board of Zoning Adjustment (BOZA) to order at 3:00 P.M.

Roll call was completed with the aforementioned members present.

**ITEM 1 Election of Officers**

Chairman Boden starts by stating they need to elect a Chairman and Vice Chairman.

**MOTION**

Mr. Boden nominated Mr. Ed Norden to be Chairman.

**SECOND**

Mr. Javernick second the motion.

Motion passed unanimously. (5 of 5)

**MOTION**

Mr. Javernick nominates Mr. Dave Boden for Vice Chairman

**SECOND**

Mr. Norden second the motion

Motion passed unanimously. (5 of 5)

**ITEM 2**

Vice Chairman Boden asked if there were any other changes, additions or corrections to the April 19, 2022 BOZA Meeting Agenda.

**MOTION**

Mr. Larry Baker moved to approve the Agenda of the April 23, 2022 BOZA meeting.

**SECOND**

Mr. Landis second the motion.

Upon a roll call vote, the motion passed unanimously. (5 of 5)

**ITEM 3**

Chairman Norden brought to the floor this agenda item which is to hear recommendations regarding the approval of the minutes of the BOZA meeting held on April 23, 2019.

**MOTION**

Mr. Boden moved to accept the April 23, 2019 Board of Zoning Adjustment Meeting minutes as presented.

**SECOND**

Mr. Javernick seconded the motion.

Upon a roll call vote, the motion passed unanimously. (5 of 5)

**ITEM 4 – BOZA 22-001 ECHOLAND**

Chairman Norden states that Mr. Andy Neinas is requesting a variance from the Fremont County Zoning Resolution (FCZR) for the property located at 45130 W. US Hwy 50, in Canon City. The property is located in the Agricultural Rural Zone District.

A. VARIANCE REQUEST To allow a 2'9" and 9' front-yard setback for two new Glamping Structures.

B. ZONING REQUIREMENT

FCZR 4.4.5.5.1 requires a minimum front-yard setback of 50'.

Representative for Echoland is Mr. Alex Ewers with 3 Rocks Engineering

Chairman Norden asks Mr. Ewers to explain what they exactly want to do.

Mr. Ewers replies they are seeking this variance because the owner, Mr. Andy Neinas, would like to have these glamping structures be within the required setback. The idea is that this development will operate as one development not two.

Mr. Javernick asks why they couldn't just do a lot line adjustment.

Mr. Ewers states he is not sure why, he doesn't typically do that type of work, they usually have a surveyor do that work. He thinks because they have other glamping structures proposed, if they move that lot line, north for example, then it would be encroaching on other glamping structures that are proposed.

Chairman Norden asks if they have already gone through special review for this entire site.

Mr. Ewers replies yes, for 8 glamping sites.

Chairman Norden states in order to space them out properly they need this set back on the lot line.

Mr. Javernick asks if these are rentals like a VRBO kind of thing.

Mr. Ewers replies that Echo Canyon rafters can rent them 1-3-5 nights at a time, a lot of them are staying in Colorado Springs and the idea is to give them a place to stay here in the county and support the local community.

Mr. Landis asks since they have received the packets, have there been any comments from any neighbors or anyone else.

Mr. Ewers replies no.

Chairman Norden asks for the Department Staff Report.

Planning Coordinator Adamic states they have not received any negative comments from the neighboring properties. She states the department recommends approval of this variance.

Chairman Norden inquired if the Board had anymore to discuss or add. With nothing more to be discussed he then indicated he would entertain a motion.

**MOTION**

Mr. Javernick moved to approve BOZA 22-001 ECHOLAND variance request.

**SECOND**

Mr. Baker second the motion for approval.

Upon a roll call vote, the motion passed unanimously. (5 of 5)

**ITEM 5- OTHER BUSINESS**

Chairman Norden asked if there were any changes, or discussion to the current BOZA officers. Does this Board want to meet more than once every 3 years?

Coordinator Adamic replies yes.

Chairman Norden asks is the department recommending a quarterly meeting to offer information to the board rather than just gathering and calling role?

Coordinator Adamic recommends at least twice a year.

Chairman Norden asks if it is supposed to be a 5 member board with 1 alternate or a 7 member board with 1 alternate.

Coordinator Adamic states it is 5 member and 1 alternate and 4 members to be present at the meeting. They will have a routine meeting in 6 months, third Tuesdays at 3:00.

**ITEM 6 – ADJOURNMENT**

With no further items for discussion, Chairman Norden declared the meeting adjourned at 3:16 P.M.

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Chairman, Fremont County Board of Zoning Adjustment

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Date