

RECORD OF PROCEEDINGS

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**MINUTES OF THE  
VARIANCE COMMITTEE OF THE  
BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 1  
HELD  
AUGUST 18, 2017**

A meeting of the Variance Committee of the Banning Lewis Ranch Metropolitan District No. 1 was held on August 18, 2017 via Conference Call at 2:30 p.m.

Attendance

Committee Members in attendance were:

Aric Jones; BLR No. 1 Board Member (via telephone)  
Mike DeGrant; Oakwood Homes (via telephone)  
Cynthia Beyer; CliftonLarsonAllen LLP (via telephone)  
Corey Pilato; MSI (via telephone)

Absent

Bill Ritchie (committee member alternate)

Call to Order/  
Approve Agenda

The meeting was called to order at 2:40 p.m.

Following review, upon a motion duly made by Mr. DeGrant, seconded by Mr. Jones and, upon vote, unanimously carried, the Committee approved the agenda as presented.

Variances

A. Kevin and Courtney Kudrna  
8475 Meadow Wing Drive  
Child Care Variance

Ms. Beyer presented the Child Care Variance information to the Committee. This Child Care Variance was previously, conditionally approved by BLR No. 1 upon the following conditions:

1. Address for location of daycare
2. Contact Information of current neighbors and verification of no issues
3. Valid for 8475 Meadow Wing Drive only
4. Must remain compliant with all state and local laws, rules and regulations
5. No complaints from residents in BLR

Following discussion, upon a motion duly made by Mr. Jones, seconded by Mr. DeGrant, and upon vote, unanimously carried by the Committee, the Child Care Variance was approved.

Ms. Beyer to send notice of approval to applicants.

A. Christina Ford  
6611 Big Leaf Lane  
Parking Variance

Ms. Beyer and Ms. Pilato discussed the parking issues encountered. This Parking Variance is a rental property. Legal informed Ms. Beyer that they are currently working on a definitive parking memorandum and recommended that the Committee postpone decision until receiving legal ruling. Ms. Beyer will check with legal to determine the current status of the parking enforcement memorandum.

Following discussion, upon a motion duly made by Mr. DeGrant, seconded by Mr. Jones and upon vote, unanimously carried by the Committee, the Parking Variance was denied.

Ms. Pilato to send notice of denial to applicant.

B. Shannon Newcomer  
6614 Monterey Pine Loop  
Parking Variance

Ms. Beyer and Ms. Pilato discussed this Parking Variance request; it had been previously denied by the Board.

Following discussion, upon a motion duly made by Mr. DeGrant, seconded by Mr. Jones and upon vote, unanimously carried by the Committee, the Parking Variance was denied.

Ms. Beyer to send notice of denial to applicant.

C. Robert and Sherry Hardoin  
8019 Cinnamon Court  
Dog Variance

Ms. Beyer explained the Dog Variance to the Committee. This Dog Variance was conditionally approved by the Committee upon the following conditions:

1. If any complaints are received from the neighbors the variance will be revoked
2. Variance is granted for the three dogs listed in the application: Schmo, age 13; Mollie, age 12; Jake, age 10
3. Limit of 3 applies to these specific dogs, if one dies, then only allowed two (2) dogs total

RECORD OF PROCEEDINGS

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Following discussion, upon a motion duly made by Mr. DeGrant, seconded by Mr. Jones and upon a vote unanimously carried by the Committee the Dog Variance was approved.

Ms. Beyer to send notice of conditional approval to applicants.

D. David Person and Sarah Miller  
8399 Longleaf Lane  
Fencing Variance

Ms. Pilato explained the fencing issue to the Committee. She stated that the request was to replace 2x4 inch fencing with 1/2x1/2 inch fencing material.

Following discussion, upon a motion duly made by Mr. DeGrant, seconded by Mr. Jones and upon vote, unanimously carried by the Committee, the Fencing Variance was denied.

Ms. Beyer to send notice of denial to applicants.

E. Robin and Frederick Reno  
8643 Meadow Wing Circle  
Trampoline Variance

Ms. Pilato explained the trampoline situation to the Committee. She informed that committee of the concern that the trampoline is too close to the home. Ms. Pilato stated she will obtain additional information regarding the trampoline situation from the applicants.

Following discussion, upon a motion duly made by Ms. Beyer, seconded by Mr. DeGrant and upon vote, unanimously carried by the Committee, the Trampoline Variance was tabled until the next Variance Committee meeting.

Ms. Pilato to send notice to applicants of variance being tabled until the next Variance Committee meeting.

F. Ryan and Melissa Somers  
8109 Hollygrape  
Fencing Variance

Ms. Pilato explained the fencing request to the Committee. This Fencing Variance was conditionally approved by the Committee upon the following conditions:

1. No complaints from neighbors

RECORD OF PROCEEDINGS

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2. If the fence is damaged or needs to be replaced, it will be replaced with the covenant required fencing of 2x4

Following discussion, upon a motion duly made by Mr. DeGrant, seconded by Mr. Jones and upon vote, unanimously carried by the Committee, the Fencing Variance was conditionally approved.

Ms. Beyer to send notice of approval to the applicants.

Other Business

The Committee discussed dog fencing, which is currently constructed higher than the allowable limits within Banning Lewis Ranch MD.

Ms. Pilato was directed to approve the Village 1 dog fencing that is higher than the allowable limits of fencing; however, for Village 2 any dog fencing constructed higher than the allowable fencing is not allowed. The higher dog fencing will also not be permitted if the property backs up to the District's trails.

Adjournment

Following discussion, with no further items to come before the committee, upon a motion duly made by Mr. DeGrant, seconded by Mr. Jones and, upon vote, unanimously carried, the committee adjourned the meeting at 3:10 p.m.

Respectfully submitted,

  
Secretary for the Meeting