

**Town of Nunn  
Work Session  
January 07, 2017  
9:00 a.m.**

A Study Session of the Town Board, Which is Open to the Public,  
Nunn Community Center Board Meeting Room.

**Roll Call:**

Mayor Bender  
Trustee Lincoln  
Trustee Vella  
Trustee Callaway  
Trustee Jackson  
Trustee Tinsley  
Trustee Frederiksen

**1. Discussion with Will Sander about potential Gas Station site plan.**

- a. Will Sander and his wife are exploring the idea of a gas station at 590 Adams Street.
- b. Property is zoned residential currently.
  - i. Property zoning would need to be changed commercial.
- c. Property currently has a water tap.
- d. According to the County reports the property is .603 Acres.
- e. Will discussed having above ground storage tanks.
  - i. Tanks would have to be fenced and have a containment wall.
- f. Will has designed two site concepts, option A and option B.
- g. Discussion of setbacks may need to get the Town Engineer involved.
- h. Trustee Callaway discussed police coverage.

**2. Review of submitted Variance request for 1267 4<sup>th</sup> Street.**

- a. A Variance request for 1267 4<sup>th</sup> Street has been submitted by Brenda Joslen and Tyler Ackley.
  - i. They are renting the house from Bob Erbelding.
- b. They currently have a horse on the property.
  - i. A pen has been built in the backyard with a fenced in border for double security.
  - ii. Trustee Jackson stated it appears they take good care of the horse.
- c. The property has 1 Acre that the house, sheds, and pen sit on.
  - i. Weld County allows one Horse per Acre.
- d. Board discussed approving or declining the variance.

- e. At the Regular Board meeting the Board will vote on the variance.
- f. Town Clerk Payne will let the residents of 1267 4<sup>th</sup> Street know the Boards decision.

**3. Review of Final Minor Replat for Long Fellow Minor Subdivision**

- a. Preliminary review has been done.
  - i. Needed to confirm there were no utilities or water within road area.
- b. Nick Varra's engineer has completed Title Search on property.
  - i. Nick Varra has paid application fees.
- c. The approval of Resolution 2017-04 will be voted on at January's regular board meeting.
- d. Board discussion of zoning change and development.

**4. Discussion of Fire Pit rules for the Town of Nunn**

- a. Trustee Jackson referred to the checklist that was brought up at the last meeting.
- b. Mayor Bender would like to change regulation three.
  - i. Change flame height from 3 feet to 2 feet.
- c. Add a penalty or fine to the regulations.
- d. Approve regulations at next Board meeting as an ordinance.

**5. Review contract submitted by Town Auditor for 2016 Audit**

- a. Town Clerk Payne explained this is the same contract as in the years past for the Town Audit.
- b. Town Clerk Payne will let Tim Chavies know he can get started.

**6. Officer in Town of Nunn**

- a. Discussion of Officer residing in the Town of Nunn.

**7. Emergency Planning**

- a. Trustee Jackson discussed planning if the Town of Nunn loses power for a long period of time.
- b. Discussion of getting people out of the Town of Nunn if there are large snow drifts.
  - i. Mayor Bender mentioned the Town needs to talk about other options on how to get people out of Town.
- c. Look at all options to be prepared.

**Adjourned: 10:29**