

NORWOOD PLANNING AND ZONING / BOARD OF ADJUSTMENTS

Monday, April 20, 2026

Regular Session 6:30 p.m.

NORWOOD COMMUNITY CENTER

1670 Naturita St, Norwood, CO 81423 - And - Via Zoom

MINUTES

<https://us02web.zoom.us/j/85001344971>

Meeting ID: 850 0134 4971

Passcode: 8142302

Call Regular Meeting To Order

This Planning and Zoning / Board of Adjustments Regular Meeting was called to order by Bronwen Spielman at 6:32 pm.

Board Attendance:

Mayor Pro-Tem – Shawn Fallon - Present
Norwood Fire Chief – John Bockrath – Absent
Member – Kerry Welch – Present
Member – Nancy Willis – Present
Member – Isabella James – Present
Member – Jenny Wheeler – Absent
Member – Mark Eckard – Absent
Member Brian DiPaola – Absent
Member – Bronwen Spielman - Present

Staff Attendance:

Administrative Director – Sara Owens – Present, via Zoom
Public Works Director – Randy Harris – Absent
Town Clerk – Cidney Ross – Present
Kat Herbert – KLJ – Present, via Zoom
Niki Galehouse – KLJ – Present, via Zoom

Public Attendance:

Peter Lundeen
Reiley O’ Brien - Dynamic Program Management
JaDee Harsma - Dynamic Program Management

Public Comment For Items Not On The Agenda

None

Consent Agenda

1. Minutes from March 16, 2026

MOTION: Nancy Willis motioned to approve the minutes as corrected from March 16, 2026.

Kerry Welch seconded the motion. All voted, motion carried.

Board Business Agenda

1. Public Hearing of Re-Zoning Application – Norwood Public Schools – 2028 Maverick Way, Norwood, CO 81423

Kat Herbert, a land use and community planner with KLJ Engineering, presented a request from the Norwood School District to rezone approximately 17.29 acres from agricultural to public zoning to accommodate a new school facility and associated athletic fields. She explained that the property was originally owned by the town and sold to the school district in 2022 with the understanding it would be used for a school. Staff found that the request meets multiple rezoning criteria, including changes in conditions in the area and alignment with community-serving land uses, and recommended approval of the rezone request.

The board discussed the rezoning of property for a new public school, with concerns raised about drainage issues by **Sean Lock**, who highlighted potential problems with water runoff and existing water rights on their adjacent agricultural property. The applicant's representative explained their plans for managing drainage, including a collection system and substantial foundation work, though some board members requested more information before voting on the rezoning.

Kerry Welch motioned to approve the rezone from agriculture to public use. Bronwen Spielman seconded the motion. All voted, motion carried.

2. Norwood Public Schools – Site Development Review

Dynamic Program Management team presented the site development plans to the board, including the inside and topography.

3. Dark Sky Coalition Update – Hailey Bruinsma

Hailey Bruinsma from the Dark Sky Coalition presented new lighting principles and offered to share relevant documentation with the team. The existing town owned streetlights were confirmed to be in compliance with dark sky regulations.

4. San Miguel County Building Department Code Updates – Matt Gonzales and Serge Morin

Matt presented information about the Wildfire Resiliency Code and its application to Norwood. He explained that Norwood is not currently in the Wildland Urban Interface (WUI) as defined by the code map, meaning the town is exempt from the most strict compliance requirements.

Matt noted that while the code includes measures to address wildfire risk through best practices in construction, the current mapping shows Norwood as being outside the high-risk areas that would require specific compliance measures.

Matt provided an update on building codes, explaining that San Miguel County adopted the 2018 International Code Cycle in 2022 and plans to consider adopting the 2024 code cycle in fall 2026. He mentioned a new state requirement to adopt the Colorado Low Energy and Carbon Code (LECC) by 2030, with tentative plans to implement it in fall 2027. The group discussed potential future discussions about building codes and how they might affect Norwood.

5. Land Use Code Progress Update

Sara Owens reported progress on the land use code update, including a live project website and upcoming community engagement events planned for the end of the month at Dark Sky and the library.

Adjourn

MOTION: Kerry Welch motioned to adjourn the Planning and Zoning Commission / Board of Adjustments Regular Meeting at 8:12 pm. Nancy Willis seconded the motion. All voted, meeting is adjourned.

APPROVED

APPROVED AS CORRECTED

DATE APPROVED:

Minutes Taken by: Cidney Ross, Town Clerk