

# NORWOOD PLANNING AND ZONING / BOARD OF ADJUSTMENTS

Monday, February 23, 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 - Absent  
Norwood Fire Chief – John Bockrath – Absent  
Member – Kerry Welch – Absent  
Member – Nancy Willis – Present  
Member – Isabella James – Absent  
Member – Jenny Wheeler – Present  
Member – Mark Eckard – Absent  
Member Brian DiPaola – Present, via Zoom  
Member – Bronwen Spielman - Present

### Staff Attendance:

Administrative Director – Sara Owens – Present  
Public Works Director – Randy Harris – Absent  
Town Clerk – Cidney Ross – Present

### Public Attendance:

Ray Cossey – 1250 Grand Ave, Norwood, CO. Kat Herbert and Niki Galehouse – KLJ

### Public Comment For Items Not On The Agenda

Ray Cossey inquired about the status of the land use code regulations and the moratorium on multi-unit development, particularly regarding his property at 1250 Grand Avenue. Kat Herbert from KLJ confirmed that the town has approved the contract to move forward with the land use code work, and KLJ will provide an update on lifting the moratorium and other related issues.

Ray Cossey also discussed the possibility of using property for temporary housing for FCI Constructors, but it was clarified that the board cannot provide direction without a formal application, and temporary housing may not be allowed under the current land use code.

### Consent Agenda

1. Minutes from January 20, 2026

**MOTION:** Nancy Willis motioned to approve the January 20<sup>th</sup> meeting minutes upon corrections to the date and amendments to agenda item number 2 in the minutes. Bronwen Spielman seconded the motion. All voted. Motion carried.

## Board Business Agenda

1. Dark Sky Coalition Update

The item is tabled until March 16, 2026.

2. KLJ Land Use Code Scope of Work
3. KLJ Land Use Code Schedule
4. KLJ Land Use Code Update Check-In

Kat Herbert created a presentation for the board to outline the KLJ Land Use Code Scope of Work, Schedule, and Update. Phase 1, expected to take 6 months, will focus on targeted amendments to lift the moratorium. Phase 2, lasting around 10 months, will involve a comprehensive rewrite of the code. The project will include public engagement opportunities, a dedicated website, and updated zoning maps with GIS files. The goal is to complete the code rewrite by summer 2027. Niki Galehouse added that the last 3 months of this period would be dedicated to hearings for adoption. The board inquired about the possibility of advancing projects during this process, and Niki suggested that more information would be available after the strategic assessment to determine if certain projects could proceed

## Adjourn

**MOTION:** Nancy Willis motioned to adjourn the Planning and Zoning Commission / Board of Adjustments Regular Meeting at 7:07 pm. Jenny Wheeler seconded the motion. All voted, meeting is adjourned.

APPROVED

APPROVED AS CORRECTED

DATE APPROVED:

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Minutes Taken by: Cidney Ross, Town Clerk