

PLANNING COMMISSION MEETING

The meeting was called to order at 7:02 pm by Vice Chair Schroder.

ROLL CALL

Gretchen Dudney Dave Pringle Christie Mathews-Leidal
Dan Schroder Mike Giller Jim Lamb
Chair Schuman was absent.

APPROVAL OF MINUTES

With no changes, the April 19, 2016, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

Ms. Puester announced that the Ten Mile Suites Unit 2 Change of Use, PL-2016-0042, 520 South French Street, had been continued to a future meeting at the request of the Applicant. In addition, there will be no Town Council Report.

With no other changes, the May 3, 2016, Planning Commission Agenda was approved as presented.

CONSENT CALENDAR ITEMS:

- 1) Shock Hill Overlook Lot 5 Duplex (MM) PL-2016-0098, 52 & 48 West Point Drive
- 2) Lances West Condo Exterior Remodel (MM) PL-2015-0058, 144, 146, 148 Broken Lance Drive

Mr. Pringle made a motion to call up the Lances West Condo Exterior Remodel, PL-2015-0058, 144, 146, 148 Broken Lance Drive. Mr. Lamb seconded, and the motion was carried unanimously (6-0).

Ms. Puester gave a presentation on behalf of Mr. Mosher for the Lances West Condo Exterior Remodel, PL-2015-0058, 144, 146, 148 Broken Lance Drive. The existing building is proposed to have replacements of siding, windows, and accents. Less than 25% stucco on all elevations which is already existing.

Commissioner Questions / Comments:

Mr. Pringle: Over 3 stories. Does it have to have non-combustible materials for 3 plus stories? I wonder how much change. (Ms. Puester: It is all natural materials proposed. If they were to switch to cementitious siding, they would still meet code as they have natural rock base and wood shake siding. If it were switched out, it would pass our Development Code.) When we wrote the code, it might not be what the Commission wanted to see outside of the historic district. I remember there was one condo that we went to court with. (Ms. Puester: On that particular court case application, they did not have any stone base and it was 100% cementitious siding on some of the elevations.)

Ms. Leidal: Do we have a limit for cementitious siding? (Ms. Puester: It was actually put into place when we wrote code in reaction to defensible space and firewise community concerns about eight years ago. Cementitious was allowed without negative points as long as there are some natural materials on each elevation because there was a desire to promote building with firewise materials.)

Mr. Pringle: It has been my observation that much more of these will be coming along, and I am concerned that we are not going to end up with the product that we wanted. I am cautious how much cementitious siding we allow. (Mr. Truckey: Read the code section on cementitious siding.) (Mr. Grosshuesch: Point taken for a later discussion if there is interest but on this application, cementitious siding is not proposed.)

Mr. Schroder opened the hearing for public comment. There was no public comment, and the hearing was closed.

Commissioner Questions / Comments:

Mr. Pringle: I do think it is a wonderful project.

Mr. Schroder: I looked at the application and saw that it passed. I support this project as presented.

Ms. Dudney made a motion to approve the Lances West Condo Exterior Remodel, PL-2015-0058, 144, 146, 148 Broken Lance Drive, with the presented point analysis showing a passing score of zero (0) points and the presented findings and conditions. Mr. Pringle seconded, and the motion was carried unanimously (6-0).

With no additional requests for call up, the remainder of the Consent Calendar was approved as presented.

FINAL HEARINGS:

1) Cucumber Creek Estates Master Plan Modification (CK) PL-2016-0017, Grandview Drive

Mr. Kulick presented an application to create a master plan for a 9.24 acre property to provide for the development of 6, approximately ½ acre single-family lots, 5 clustered single-family lots and 12 duplex residence. Currently the site has 22 SFEs; the master plan proposes to utilize all 22 of those SFEs and 1 additional SFE to be transferred to the site.

There are no changes to the Master Plan Proposal and the associated Land Use Master Site Plan and Illustrative Site Plan from the March 15, 2016 Preliminary Hearing. Since the Preliminary Hearing the applicants have agreed to acquire one TDR for the property to bring the allowable density from 22 SFEs to 23 SFEs. Additionally, the applicants have agreed to modify the labeling on the Land Use Master Site Plan, Illustrative Site Plan and Master Plan Notes so they are consistent with the language in the Town Code. To satisfy this agreement, condition number 8 has been added which requires the applicants to change all references of "Townhomes" and "Cottages" to "Duplexes" and "Cluster Single-Family Homes" prior to recordation of the master plan.

The Planning Commission had no concerns and the following policies remain unchanged from the preliminary hearing: Master Plan (39/A) and Land Use (2/A and 2/R); Special Areas (27/R); Site and Environmental Design (7/R); Placement of Structures (9/A and 9/R); Building Height (6/A and 6/R); Circulation (16/R); Architectural Compatibility (5/A and 5/R); and Landscaping (22/A and 22/R).

Regarding Density/ Intensity (3/A and 3/R) / Mass (4/R): Condition #1 has been added requiring a TDR purchase should the Commission support the added density.

Regarding Drainage and Stormwater Management (27/A and 27/R): Staff recommended to eliminate Condition #12 since the language in the recorded drainage easement on adjacent Tract A (open space owned by the Town of Breckenridge) addresses the construction and maintenance of the drainage and detention ponds. The Commission agreed with Staff's recommendation.

Point Analysis: Staff conducted a final point analysis and found all absolute policies have been met. The proposal warrants no negative or positive points for a total passing point analysis of zero (0) points.

Planning Staff recommended approval of the presented Point Analysis for Cucumber Creek Estates Master Plan, PL-2016-0017, located on Grandview Drive, Tract B, Christie Heights Subdivision # 2, with a passing score of zero (0) points. Planning Staff recommended approval of the Cucumber Creek Estates Master Plan, PL-2016-0017, located on Grandview Drive, Tract B, Christie Heights Subdivision # 2, with the modified Findings and Conditions where condition #12 is eliminated.

Commissioner Questions / Comments:

Mr. Pringle: When you say they are buying density from the TDR bank and exempt from negative points

- because the total less than 5% above the allowed density, that means they are only exempt from negative points pertaining to Policy 3R. (Mr. Kulick: Correct.)
- Ms. Leidal: I am trying to figure out when you will purchase that extra density? (Mr. Kulick: The applicants will need to purchase the TDR prior to recording the master plan. Upon approval of the master plan the applicants have up to 3 years to have it recorded unless they get extended vesting.) (Mr. Tim Casey, Applicant: We are going to buy the density now.)
- Mr. Giller: Last time I spoke to the cul de sac. I do encourage you to make that cul de sac not any larger than you have to. (Mr. Casey: Don't want to oversize it. Will refine it at subdivision.)
- Mr. Pringle: What about the at grade trail crossing? (Mr. Kulick: It is our understanding during the previous reviews that various crossing design such as bridges and tunnels were considered but due to tight site constraints were determined to be infeasible. Considering the proximity adjacent to the Nordic Center, we believe it is feasible for people to start or end on the other side of a low-volume road.) I was asking if this is the right time. (Mr. Kulick: I think you can comment now, and we can look at it at subdivision. The previously approved subdivision had the same crossing and did not propose any kind of unique crossing and no negative points assigned for that design.)

Mr. Schroder opened the hearing for public comment. There was no public comment and the hearing was closed.

Commissioner Final Questions / Comments:

- Mr. Giller: Just my previous note on the cul de sac.
- Ms. Christie: I support this project.
- Mr. Lamb: I support this project.
- Mr. Pringle: I support this project. My comment is that I know the nordic crossing is something that will be a big change for folks and the sooner we talk about it and get it out there, the better it will be. Applicant should be thinking more about it.
- Ms. Dudney: I support this project.
- Mr. Schroder: I support this project.

Mr. Pringle made a motion to approve the point analysis for the Cucumber Creek Estates Master Plan Modification, PL-2016-0017, Grandview Drive, showing a passing point analysis of zero (0) points. Ms. Leidal seconded and the motion was carried unanimously (6-0).

Mr. Pringle made a motion to approve the Cucumber Creek Estates Master Plan Modification, PL-2016-0017, Grandview Drive, with the revised findings and conditions, specifically eliminating condition #12. (Ms. Leidal seconded, and the motion was carried unanimously (6-0).

COMBINED HEARINGS:

1. Ten Mile Suites Unit 2 Change of Use (MM) PL-2016-0042, 520 South French Street
(Continued to a future Planning Commission Meeting at the request of the Applicant.)

OTHER MATTERS:

- 1) Class D Majors Approved for Q1, 2016 (JP) (Memo Only)
- 2) Old Enyeart Place Update: Ms. Puester updated the Commission on the Old Enyeart Place, currently under construction at 112 South Harris Street. The historic fabric has been labeled and removed from the site during construction. It will be brought back to the site and reassembled, with no loss of historic fabric. We have had some calls regarding this so wanted you to be aware.
- 3) Ms Puester reminded the Commissioners they needed to sign the acknowledgement form for the Anti-Violence and Workplace Threats policy that had previously been emailed to each of them by Ms. Brewster.

- 4) Mr. Grosshuesch informed the Commission that there has not been a Town Council representative assigned to attend the Planning Commission meetings.

ADJOURNMENT:

The meeting was adjourned at 7:41 pm.

Dan Schroder, Vice Chair